

# Whitakers

Estate Agents



**25 Antholme Close, Hull, HU7 4XX**

**£175,000**

This immaculately presented 3 bedroom semi-detached property is available to purchase with NO ONWARD CHAIN!

Ideally situated in this peaceful cul-de-sac just off Tweendykes Lane, just a short walk to Sutton Village centre and close to local shops and amenities, the property is also well positioned for highly regarded Primary and Secondary schools!

Having been much improved by the current owners to present family accommodation in true "move-in" condition, the property briefly comprises: spacious entrance hallway, 24 ft through lounge/dining room, stunning modern fitted kitchen and handy storage area to the ground floor whilst to the first floor there are 3 bedrooms and a bathroom.

Having the additional benefit of front and rear gardens, private driveway and garage together with gas central heating and recently installed uPVC glazing throughout, internal viewing is highly recommended to appreciate the standard of accommodation available!

## The Accommodation Comprises

### Entrance Hallway



Composite entrance door with glazed side panel, laminate flooring, central heating radiator, uPVC double glazed window to the side elevation and carpeted stairs leading to the first floor.

Through Lounge/Dining Room 24'10 x 12'9 max (7.57m x 3.89m max)



Spacious dual aspect lounge/dining room with carpet to flooring, two central heating radiators, uPVC double glazed window to the front aspect, uPVC double glazed patio doors leading to the rear garden and understairs storage cupboard.

Kitchen 18'4 x 8'1 (5.59m x 2.46m)



Stunning modern kitchen fitted with a range of base and wall units and contrasting work surfaces. 4 ring gas hob with extractor hood over, integrated mid level electric double oven, composite sink/drainer with mixer tap, integrated dishwasher, automatic washing machine, space for fridge/freezer, tiled flooring, four uPVC double glazed windows, feature tower central heating radiator, ceiling spotlights and uPVC door into...

Storage Area 8'3 x 8'2 max (2.51m x 2.49m max)  
Handy storage area with potential for further development (subject to necessary permissions) with entry doors from driveway and rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, uPVC window to side aspect, two built in storage cupboards and access hatch to partially boarded loft space.

Bedroom One 12'11 max x 9'5 (3.94m max x 2.87m)



Double bedroom with carpeted flooring, fitted wardrobes, central heating radiator and uPVC double glazed window to the front aspect.

Bedroom Two 11'9 max x 9'5 (3.58m max x 2.87m)



Second double bedroom with carpeted flooring, fitted wardrobes, central heating radiator and uPVC double glazed window to the rear aspect.

### Bedroom Three 7'8 x 6'4 (2.34m x 1.93m)



With carpeted flooring, central heating radiator and uPVC double glazed window to the front aspect.

### Bathroom 6'2 x 6'2 max (1.88m x 1.88m max)



Panelled bath with electric shower over and fitted shower screen, pedestal hand wash basin and low flush WC. Tiling to walls and floor, central heating radiator and uPVC double glazed window to the rear elevation.

### Outside



To the front of the property is a low maintenance garden laid mainly to slate with front boundary wall whilst the side driveway provides off road parking and leads to the single garage. The spacious rear garden features a decked patio area, artificial lawn with gravelled boarders, timber summer house and timber fencing to perimeters.

### Garage

Situated at the foot of the side driveway is the brick built single garage with up and over door, electric supply, side window and internal door to rear garden.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

EPC rating C

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Ultrafast 1500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

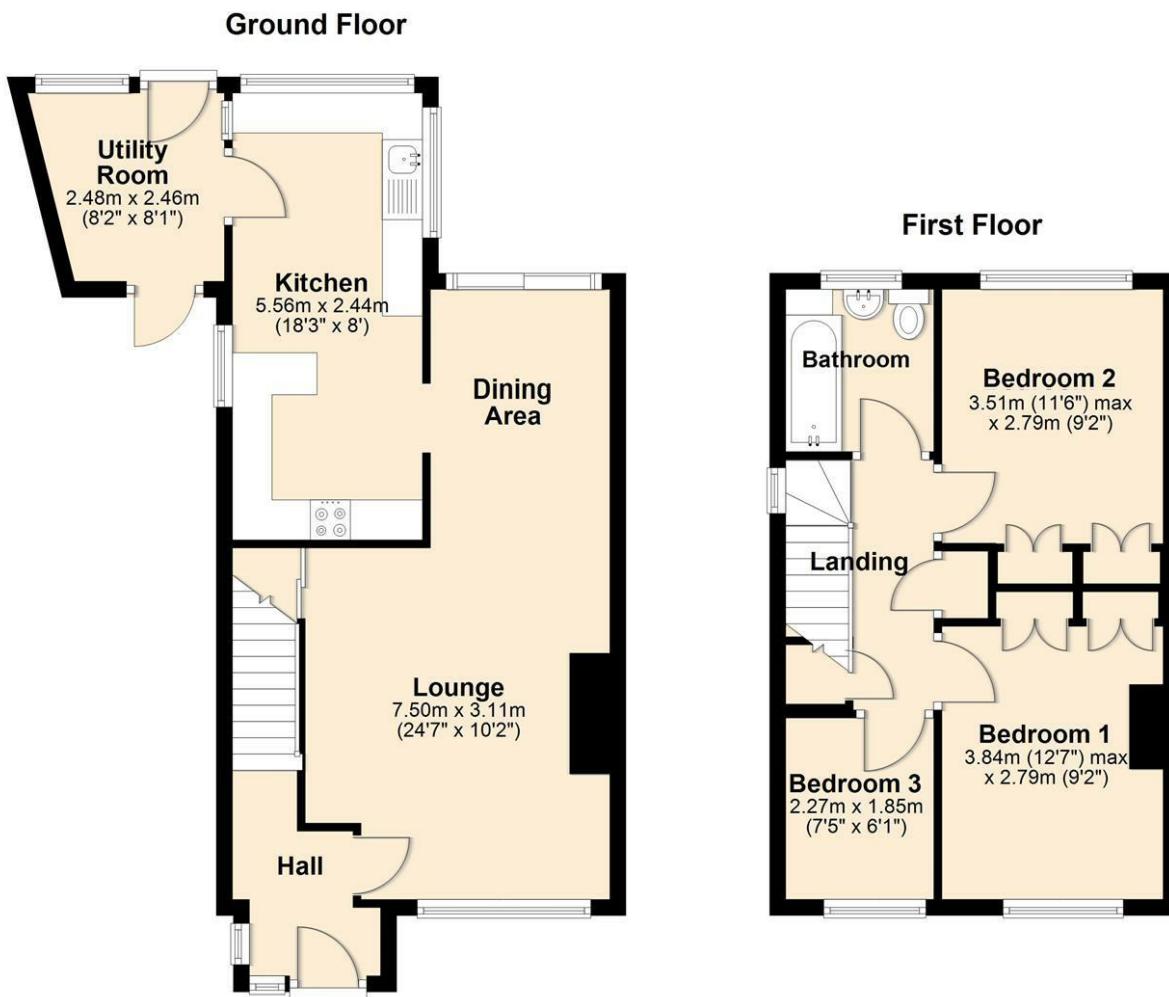
Planning -  
<https://www.hullcc.gov.uk/padcbe/publicaccess-live/applicationDetails.do?keyVal=9200620PF&activeTab=summary>

### Whitakers Estate Agent Declaration:

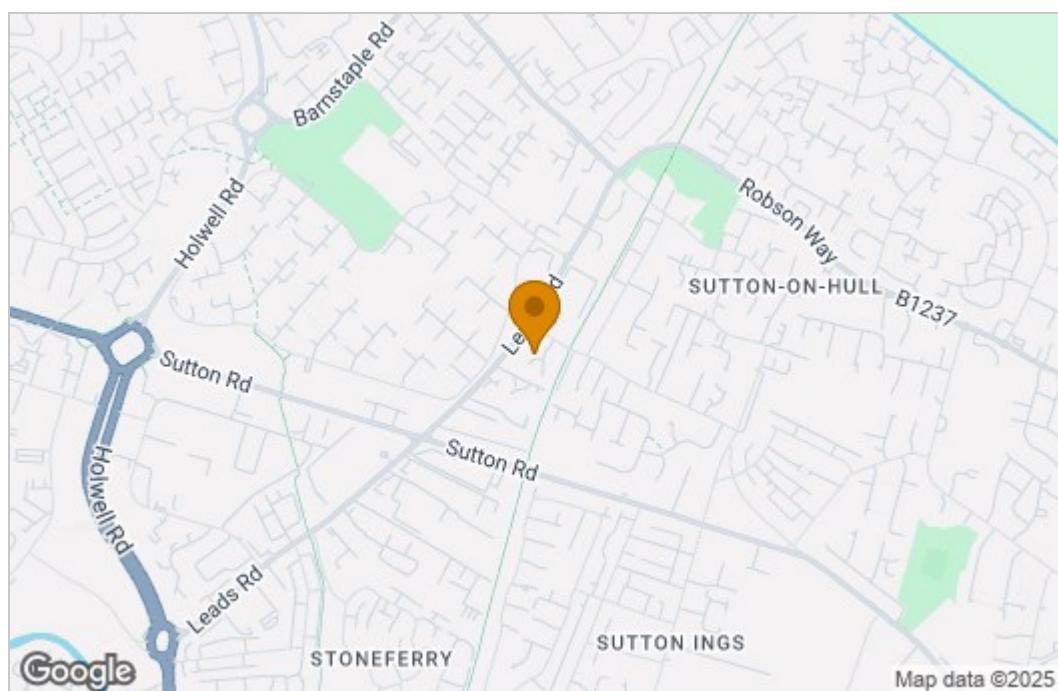
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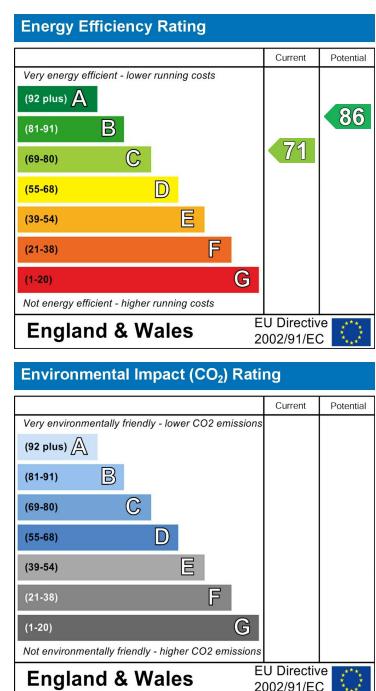
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.