

Whitakers

Estate Agents



19 Osprey Close, Hull, HU6 7XL

Asking Price £115,000

This STUNNING Two bedroom mid terraced property offers a TURN KEY opportunity!
Lovingly upgraded, improved and modernised by the current owner to the highest standard, this lovely home would be an ideal for first time buyers or young families alike.

Ideally located in a popular and convenient location, well positioned for local shops, schools and amenities together with excellent transport links around the City.

Immaculately presented throughout, the property briefly comprises; Entrance hallway with an opening to the contemporary KITCHEN and onto the comfortable LIVING ROOM with feature Patio doors opening and enjoying views of the rear garden and open aspects beyond.

To the first floor are TWO BEDROOMS a modern BATHROOM with three piece suite.

Outside the property is not overlooked at the rear with open aspects and mature trees creating a lovely back drop to this outside space. The garden is mainly laid to lawn with an attractive paved patio, providing a seating area to enjoy the outdoor space.

There is ample parking space provided for residents to the front of the property.

Viewing is highly recommended!

Accommodation Comprising

Entrance & Hallway

A composite front entrance door opens to welcome you in to view this immaculately presented property. Stairs take you up to the first floor and an opening to the kitchen. Laminate flooring and door to living room.

Kitchen 9'2" x 5'5" (2.81 x 1.67)



The recently fitted kitchen has a range of contemporary, high gloss units to base and walls with contrasting work surface and tiled splashbacks. Built in oven with ceramic hob and stylish extractor hood above. Plumbed for automatic washing machine and space for fridge freezer. Double glazed window and laminate flooring.

Living Room 14'0" x 11'10" (4.29 x 3.63)



A light and airy living room with feature, double glazed French doors opening, enjoying views of the garden and beautiful greenery beyond the boundary with mature trees creating a beautiful backdrop. There is a useful storage cupboard and radiator.

Lounge Feature



Bedroom One 11'10" x 9'1" (3.62 x 2.78)



A sizeable double bedroom with double glazed window to rear aspect enjoying views over the neighbouring greenery. Radiator and space for bedroom furniture.

Bedroom One View



Bedroom Two 11'10" x 6'10" widest (3.62 x 2.09 widest)



Currently used as the home office, this bedroom will accommodate a single bed and furniture. Double glazed window and radiator.

Bathroom 6'3" x 5'1" (1.92 x 1.56)



The recently fitted bathroom has contemporary tiling to walls with three piece suite to include: Panelled bath with overhead shower and glazed screen. Pedestal wash basin with useful storage cupboard below and low level W.C. Chrome towel heater, extractor unit and laminate flooring.

Garden



To the front of the property is an easy to maintain garden with decorative stone chippings and

shrubby hedging. A paved walkway leads to the front entrance door.

The rear garden enjoys a southerly aspect, mainly laid to lawn with an attractive paved patio providing a seating area in which to enjoy this lovely outdoor space. Timber fencing to boundaries with a gate providing access to the rear.

Parking Space

Ample parking space to the front of the property provided for residents.

Tenure

The property is Freehold tenure.

Council Tax

Council tax band A
Hull City Council

EPC

EPC rating D

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 under Tiled Roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE - Good O2 -Good

Vodafone Ok Three Ok

Broadband - Basic 16 Mbps Ultrafast 10000 Mbps

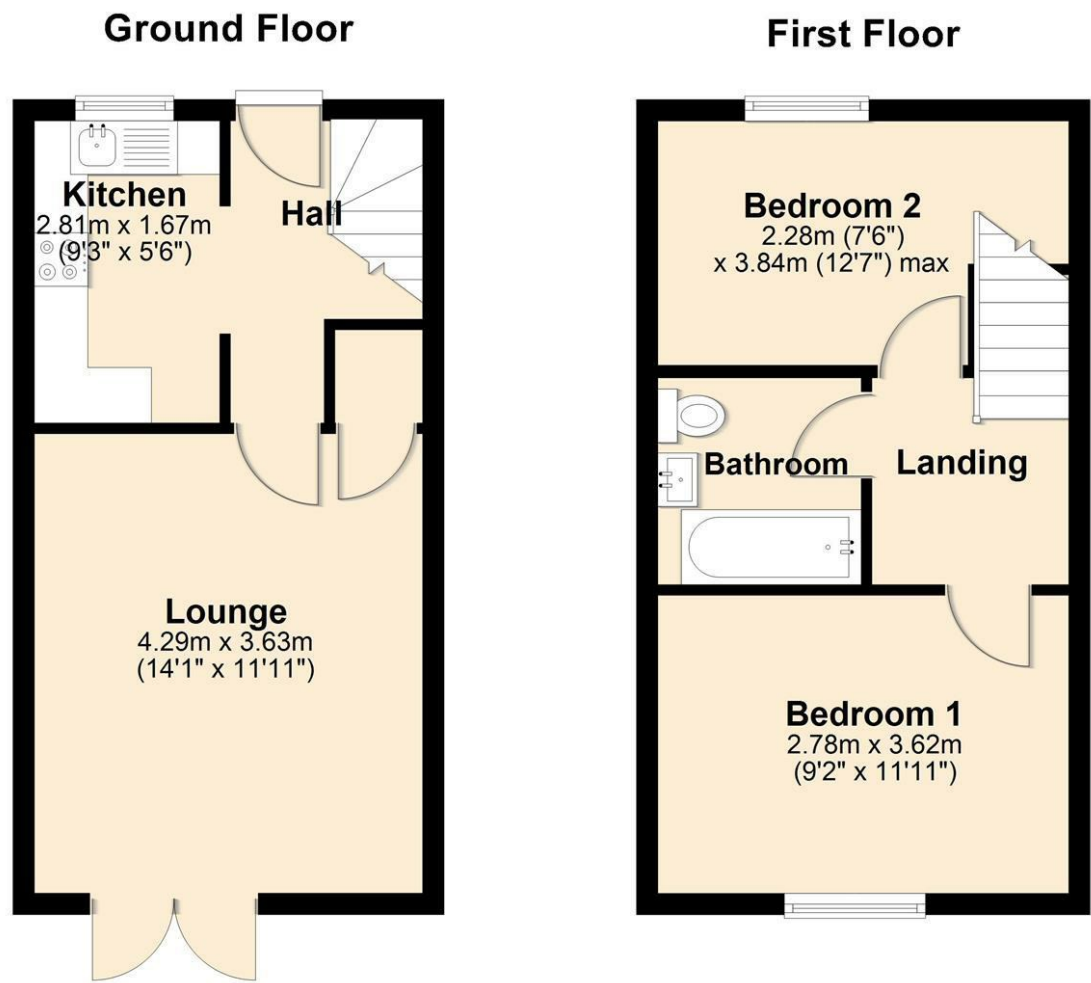
Coastal Erosion - No

Coalfield or Mining Area - No
Planning - No

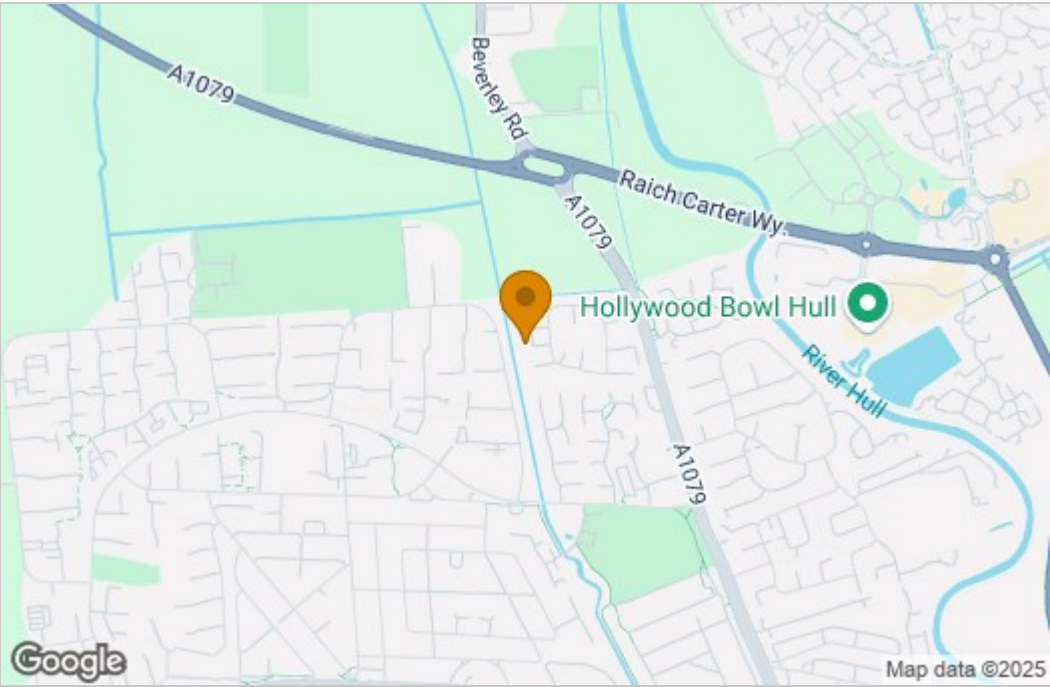
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

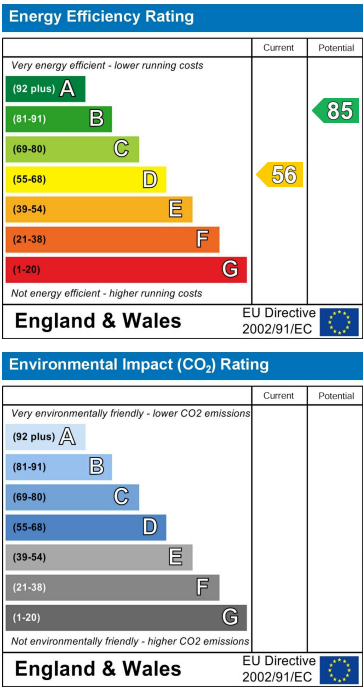
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.