

# Whitakers

Estate Agents



## 35 Amberley Close, Hull, HU7 6BE

**Guide price £125,000**

\*\*\* GUIDE PRICE £125,000 - £130,000 \*\*\*

This lovely 3 bedroom home is available to purchase with NO ONWARD CHAIN!

Situated in a popular and peaceful residential area, the property has been much improved by the current owners to offer spacious family accommodation in "move-in" condition"

Set in a quiet residential cul-de-sac position with open views to the rear, the property briefly comprises; front enclosed porch area, entrance hallway, modern dining/kitchen and lounge to the ground floor whilst to the first floor there are 3 bedrooms, bathroom and separate wc.

Externally the property has a low maintenance courtyard garden to the front whilst to the rear, enjoying open views is a spacious lawned garden with glazed veranda style seating area!

Having the additional benefit of uPVC glazing and gas central heating throughout, internal viewing is highly recommended!!



## The Accommodation Comprises

### Front Porch

uPVC entrance door into enclosed front porch with storage sheds and door into.....

### Entrance Hallway

Composite door, carpeted flooring, radiator with two storage cupboards.

### Kitchen/Diner 16'4" x 9'4" (4.98 x 2.86 )



uPVC window to the front aspect, A lovely range of contemporary style fitted floor and wall units with contrasting wood effect preparation surfaces, induction hob, stainless steel tap, composite sink, radiator, click LVT flooring with dining space.

### Lounge 9'9" x 15'8" (2.98 x 4.78)



uPVC patio doors and composite barn door to the rear aspect, carpeted flooring and radiator.

### First Floor Landing



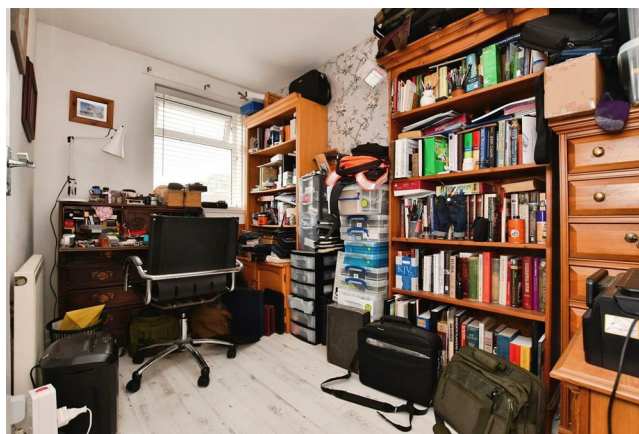
Carpeted flooring, two storage cupboards, radiator and hatch giving access to the loft.

### Bedroom One 12'5" x 8'10" (3.79 x 2.70)



uPVC window to the rear aspect, carpeted flooring and radiator.

### Bedroom Two 10'10" x 6'5" (3.31 x 1.96)



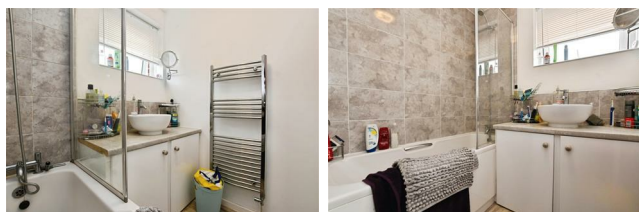
uPVC window to the front aspect, laminate flooring with a large storage cupboard currently being used as a walk-in wardrobe.

### Bedroom Three 9'5" x 6'7" (2.88 x 2.01)



uPVC window to the rear aspect, carpeted flooring and radiator.

### Bathroom



uPVC window to the front aspect, contemporary suite in white to comprise panelled bath, wash hand basin with a vanity unit, fitted mixer shower above the bath, towel radiator, partially tiled walls and vinyl flooring.

### Separate wc



uPVC window to the front aspect, low level wc, partially tiled walls and vinyl flooring.

### Outside



The enclosed low maintenance front courtyard garden features perimeter fencing and gate access whilst the lovely enclosed rear garden features a green open aspect to the rear and is laid mainly to lawn with porcelain tiled paved patio with glazed roof veranda style covered seating area, perfect for outdoor entertaining whilst perimeter fencing gives an excellent degree of privacy.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC rating Awaited

### 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 - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

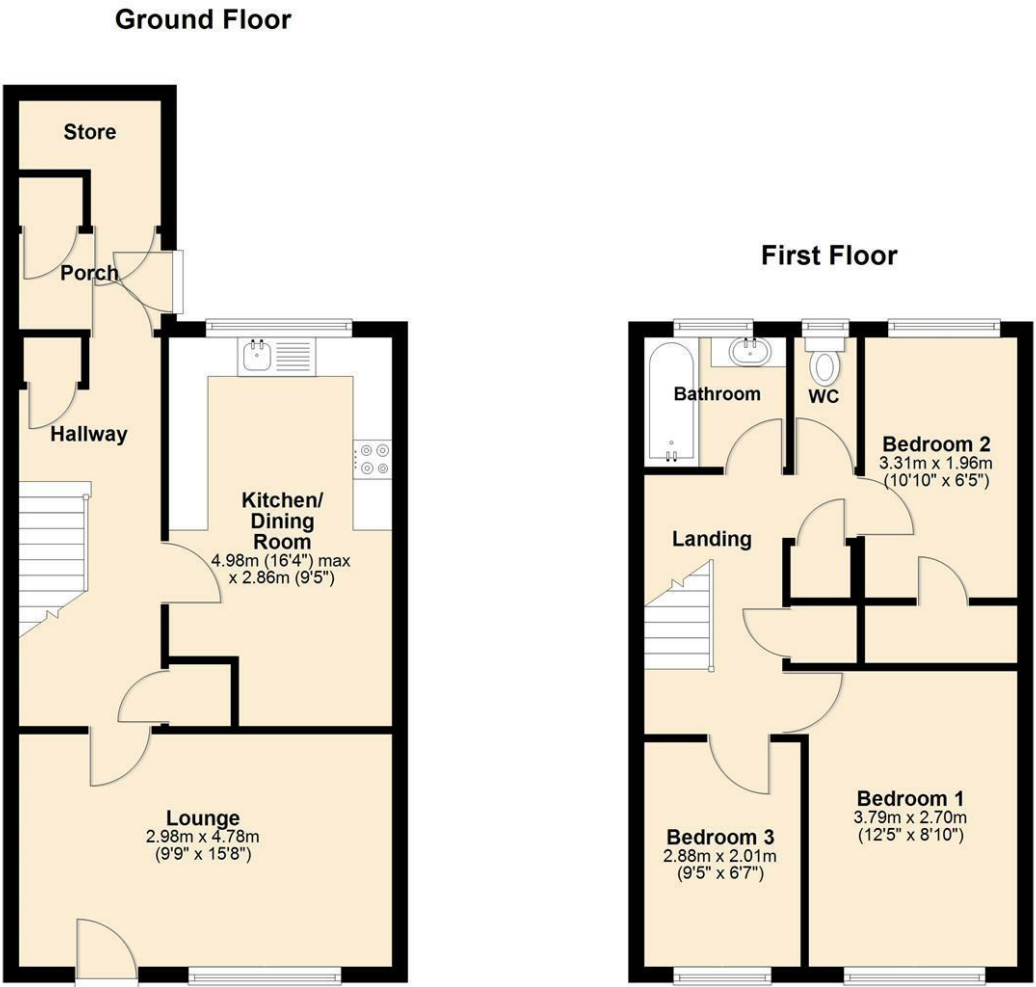
Planning - No

### 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.

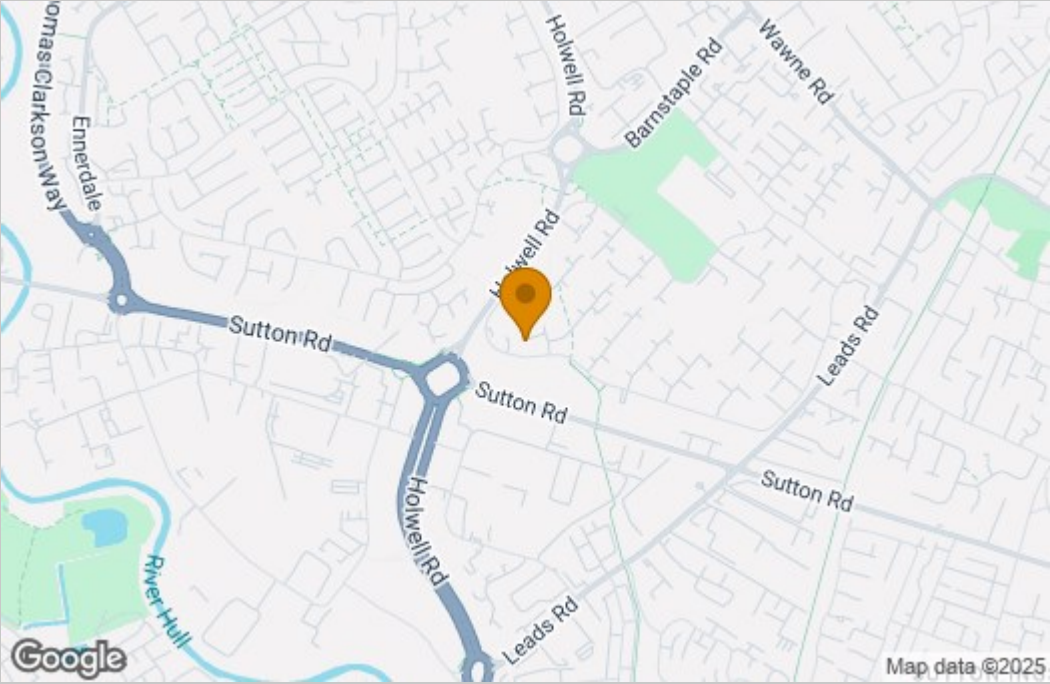


Floor Plan

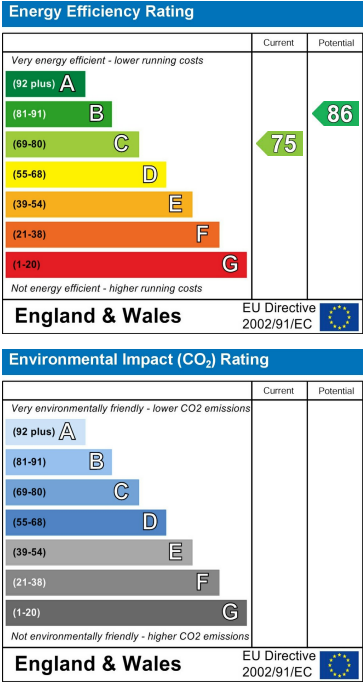


Total area: approx. 82.6 sq. metres (889.1 sq. feet)

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.