

# Whitakers

Estate Agents



## 93 Garrick Close

, Hull, HU8 0SS

Offers Over £105,000



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## Description

Spacious, this three-bedroom house has no forward chain!

Situated in a quiet residential area, with well-regarded schools nearby, local amenities and local transport!

Generous front and rear gardens, this lovely, home would be ideal for the 1st time buyer or investor!

Recently re-decorated, and partially new carpeted, modern bathroom and huge kitchen with utility area!

We encourage early viewings to avoid disappointment, these homes are rarely available!

**BE QUICK!**

Briefly-Entrance Hall, lounge, kitchen, utility, and to the 1st floor three very generous bedrooms, & family bathroom.

Sunny rear garden with two useful brick storage sheds, and lawn front garden!

## Entrance

Via a uPVC double glazed door

## Hall

With the stairs to the 1st floor, fresh decor and wood effect vinyl flooring

## Lounge

14'2" x 12'11" (4.33 x 3.94)

Spacious, the lounge has a uPVC double glazed window to the front aspect, radiator.

## Kitchen/Dining Room

12'9" x 11'10" (3.90 x 3.62)

The kitchen has a range of base and wall units with contrasting work surfaces, tile splashbacks, sink/drainage and built-in electric oven with four ring gas hob and extractor, plumbing for an automatic

washing machine, and uPVC double glazed window to the rear aspect, fresh decor and radiator.

## Utility Room

7'10" x 3'11" (2.40 x 1.20)

With space for utilities, and uPVC double glazed door leading out to the rear garden, fresh decor and radiator.

## Stairs to the 1st floor landing

With loft access.

## Bedroom One

14'8" x 9'8" (4.49 x 2.96)

With radiator, a uPVC double glazed window and fresh decor, new carpet flooring and storage cupboard housing the boiler.

## Bedroom Two

11'6" x 8'6" (3.51 x 2.60)

With uPVC double glazed window, storage cupboard and radiator, fresh decor and new carpet flooring.

## Bedroom Three

11'5" x 6'0" (3.49 x 1.83)

With a uPVC double glazed window, radiator and fresh decor, new carpet flooring.

## Bathroom

7'1" x 5'1" (2.16 x 1.57)

Recently upgraded with a white suite comprising of a panel bath with mixer tap thermostatic shower, a low level wc and a pedestal wash hand basin, tiled walls and floor, radiator and two uPVC double glazed windows to the rear aspect.

## Outside

To the front of the house there is a generous lawn

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garden with pathway leading to the front door.  
To the rear of the house there is the sunny garden of low maintenance, ample seating areas, and the garden has two brick-built storage sheds, the garden has rear access and high-level timber fence boundaries.

#### Disclaimer

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#### Agents Notes

Services, fittings & equipment referred to in these sale 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.

#### 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.

#### Council Tax

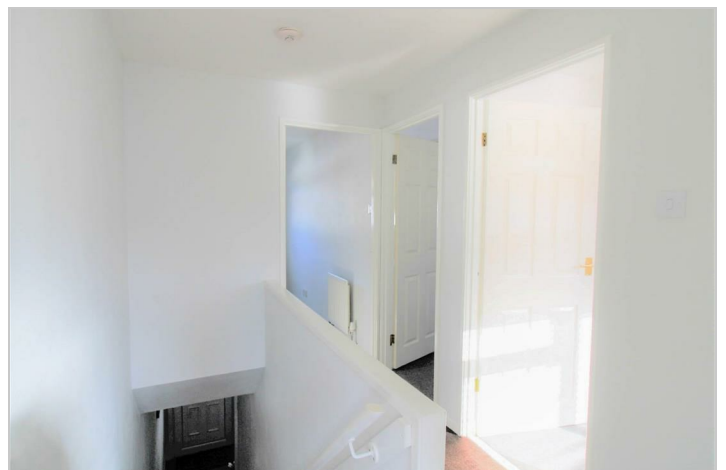
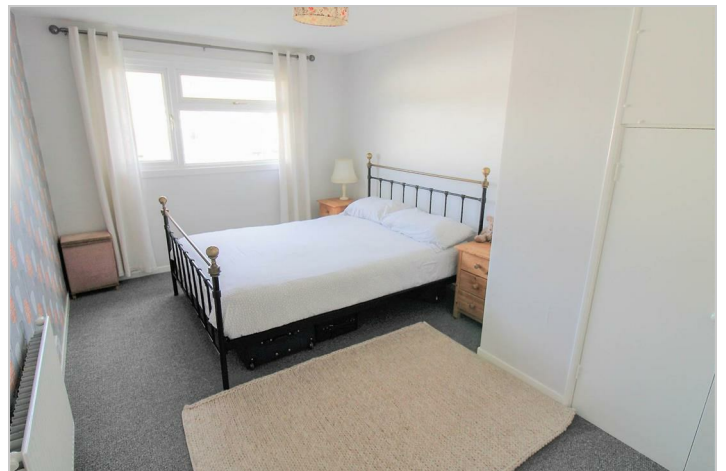
Band A

The local authority is Hull City Council

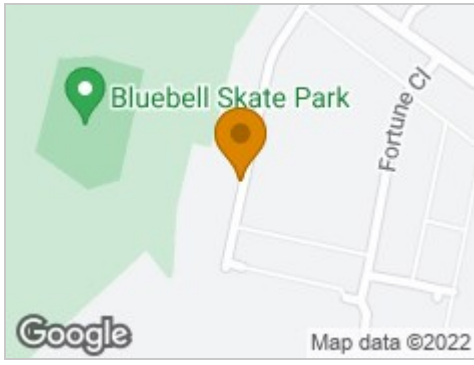
#### Tenure

Freehold

Please note- the house is a spooner build.



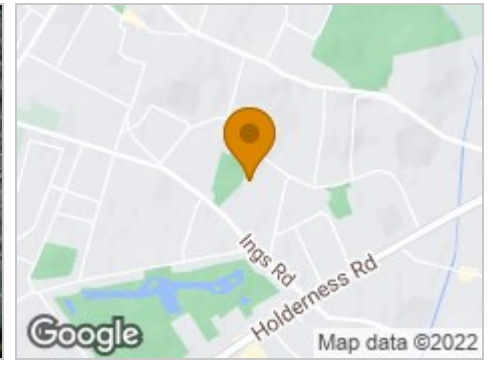
## Road Map



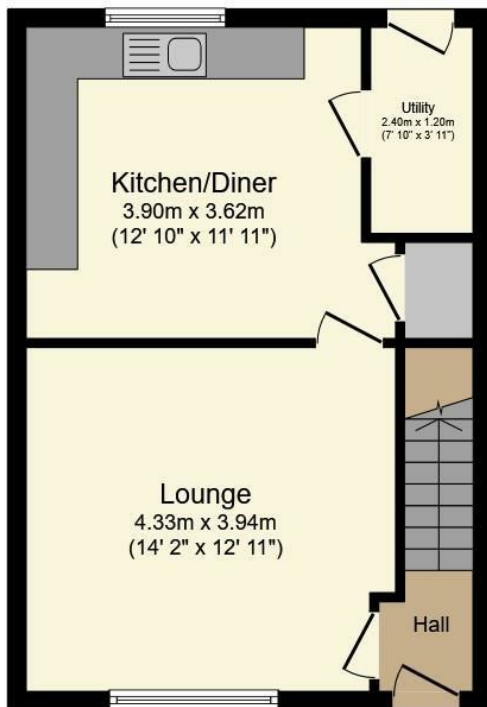
## Hybrid Map



## Terrain Map

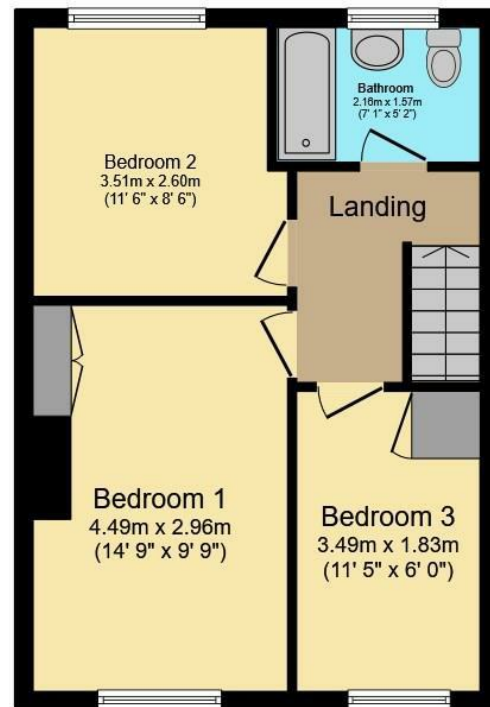


## Floor Plan



### Ground Floor

Floor area 40.1 sq.m. (432 sq.ft.) approx



### First Floor

Floor area 40.1 sq.m. (432 sq.ft.) approx

Total floor area 80.2 sq.m. (863 sq.ft.) approx

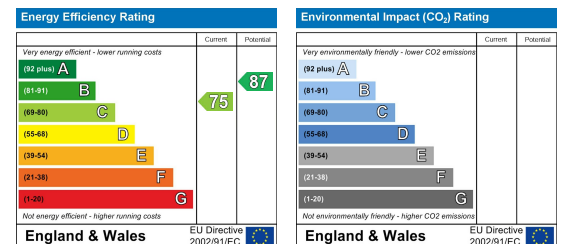
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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