

Whitakers

Estate Agents



47 Flanders Red, Hull, HU7 4WF

£134,950

.....FIRST TIME BUYERS.....FIRST TIME BUYERS.....FIRST TIME BUYERS.....FIRST TIME BUYERS.....

TUCKED AWAY OFF THE EVER POPULAR SUTTON PARK DEVELOPMENT, HANDILY PLACED FOR LOCAL SHOPS AND A STROLL TO THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THIS MODERN "MEWS" STYLE MID TERRACE HOME IS AN IDEAL OPPORTUNITY TO TAKE YOUR FIRST STEP ON TO THE PROPERTY LADDER.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, GROUND FLOOR CLOAK ROOM, LOUNGE, ,FITTED KITCHEN, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH AN ENCLOSED REAR GARDEN AND CAR PARKING AMENITIES TO THE FRONT, THE PROPERTY IS READY TO MOVE INTO AND APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED.

Entrance hall
With staircase off and giving access to;

Ground Floor Cloak Room



Having a low level wc unit, wash hand basin with a pedestal and a radiator.

Lounge



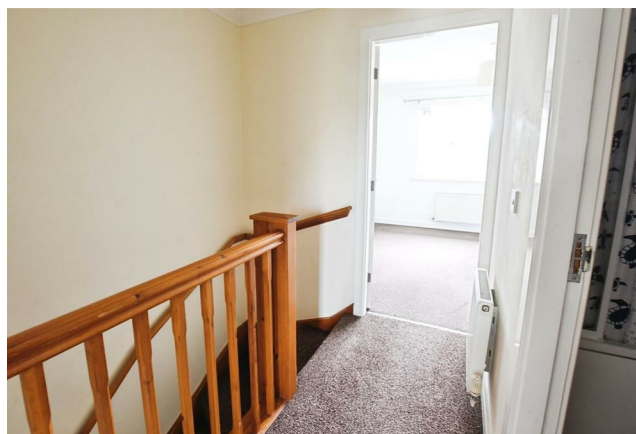
Having French Doors allowing plenty of natural light and access to the rear garden, a feature fire surround incorporating an electric fire, a radiator and a useful under stairs storage cupboard.

Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the front aspect, partially tiled walls and plumbing for an automatic washing machine.

First Floor landing



Giving access to:

Bedroom One



Window to the rear aspect and a radiator.

Bedroom Two



Window to the front aspect, a radiator and a built in storage cupboard.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a radiator and there is a plumbed shower unit over the bath.

Garden



To the rear of the property is an enclosed garden laid to lawn with a paved patio area and a garden shed.

Off Street Car Parking

There is an allocated car parking space and guest car parking to the front of the property.

EPC

Council Tax

Hull City Council tax band B

Tenure

Freehold

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 a tiled roof

Conservation Area - No

Flood Risk -Very Low

Mobile Coverage/Signal -Yes

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

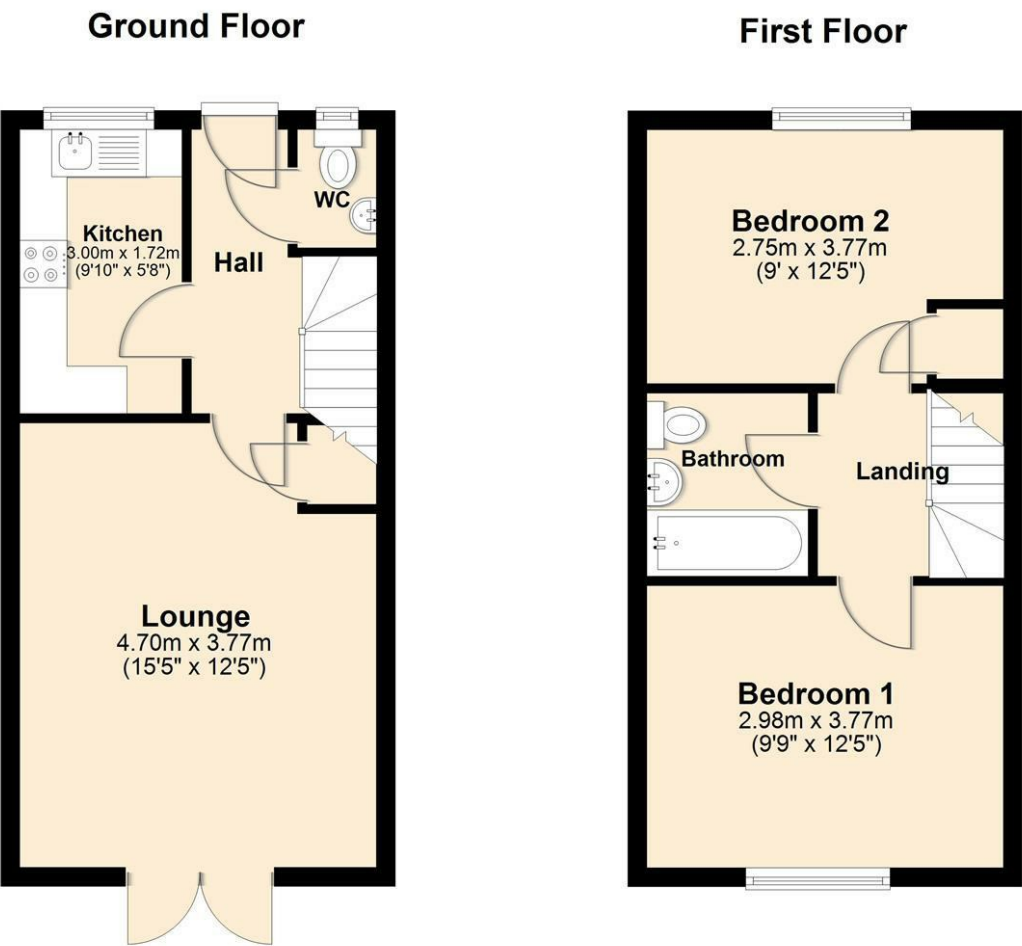
Coalfield or Mining Area -No

Planning -No

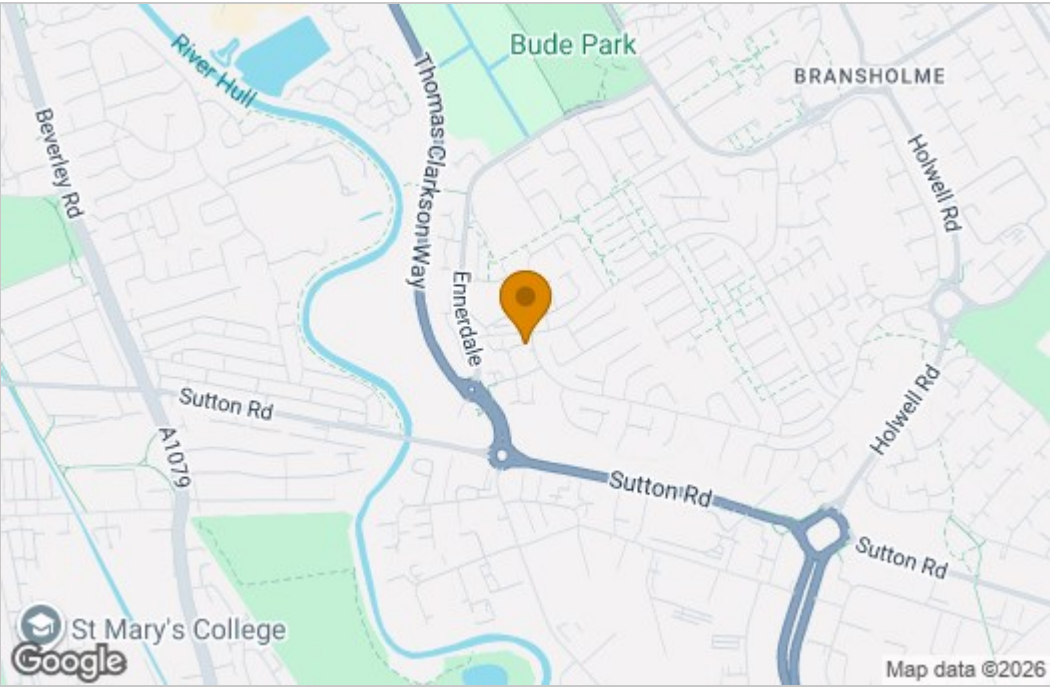
Whitakers Estate Agent Declaration:

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.

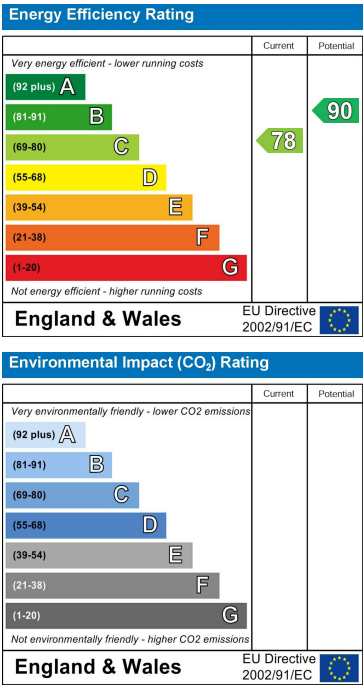
Floor Plan



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.