

Whitakers

Estate Agents



1 Reigate Close, Hull, HU8 9DQ

Asking Price £100,000

We are delighted to bring to the market this 3 bedroom end terraced house, available with NO ONWARD CHAIN!

Situated in a very popular and sought after location ideally positioned for local shops, schools and amenities, the property also also benefits from excellent transport links around the City.

Being ideal for first time buyers, families and investors alike, the property is arranged over 2 floors and briefly comprises, entrance lobby, entrance hallway, dining kitchen, lounge and rear porch to the ground floor, whilst to the first floor there are 3 bedrooms, a shower room and separate wc.

Also benefiting from front and rear gardens, gas central heating and UPVC double glazing, the property is sure to be popular and early viewing is recommended.

The Accommodation Comprises

Front Porch



uPVC entrance door into front porch with uPVC window and two storage sheds.

Entrance Hallway



uPVC door into entrance hallway with two storage cupboards and central heating radiator.

Dining Kitchen 16'5 max x 9'6 (5.00m max x 2.90m)



Spacious kitchen/dining room with uPVC window to front aspect, fitted wall and base units and stainless steel sink/drainers. Space for free standing cooking appliance and fridge freezer, plumbing for automatic washing machine and space for family dining table.

Lounge 9'9 x 15'9 (2.97m x 4.80m)

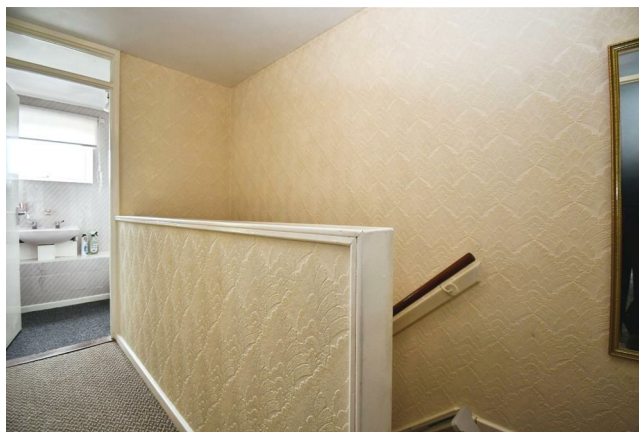


With uPVC door into rear porch, uPVC window to rear aspect and central heating radiator.

Rear Porch

With uPVC side windows and door into rear garden.

First Floor Landing



With 2 storage cupboards and a loft access hatch.

Bedroom One 12'5 x 8'10 (3.78m x 2.69m)



uPVC window to rear, central heating radiator and fitted wardrobes.

Bedroom Two 10'6 x 6'5 (3.20m x 1.96m)



uPVC window to rear, central heating radiator and built-in storage cupboard.

Bedroom Three 9'6 x 6'7 (2.90m x 2.01m)



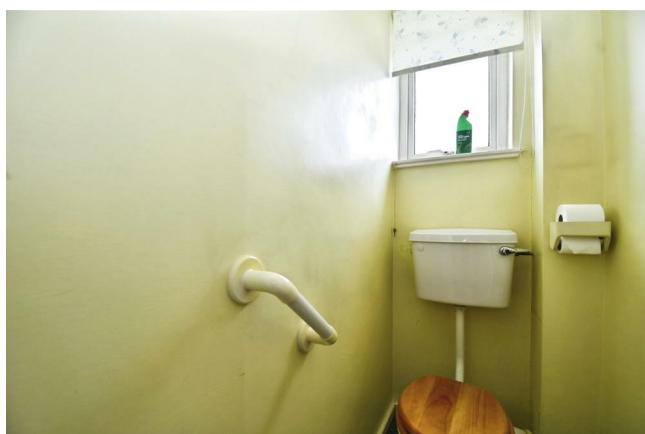
uPVC window to rear and central heating radiator.

Bathroom



Shower cubicle with mains shower over, and hand wash basin. Central heating radiator and uPVC window to front aspect.

Cloakroom



With low flush wc and uPVC window to front aspect.

Outside



To the front of the property is a small gravelled garden whilst to the rear is a low maintenance mainly paved enclosed garden with greenhouse and timber fencing.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

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 - Low

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

Broadband - Basic 22 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering on a property

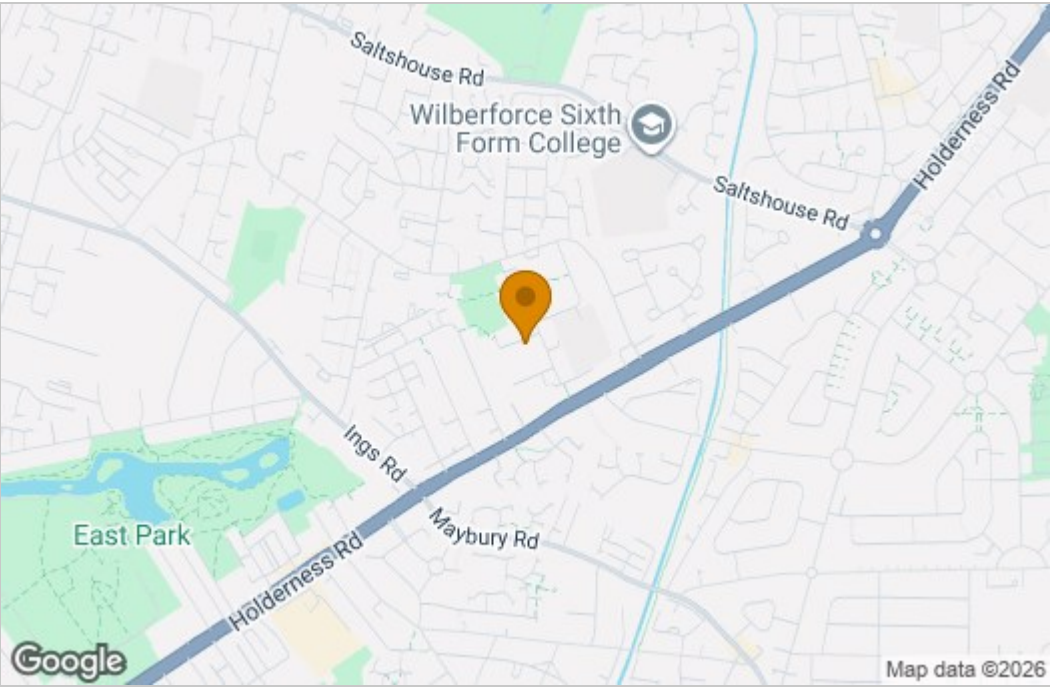
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have

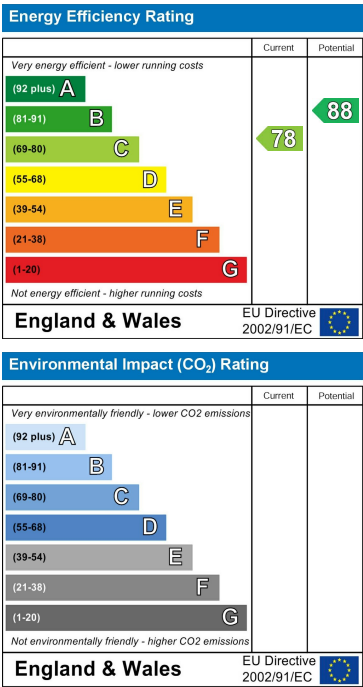
Floor Plan



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.