

Whitakers

Estate Agents



58 Littleham Close, Hull, HU7 4RR

Asking Price £109,950

JUST A STROLL TO LOCAL SHOPS AND SCHOOLS, THIS MODERN STYLE END TERRACE HOUSE IS IDEALLY SUITED TO THE YOUNG FAMILY AND HAS THE BENEFIT OF A CONSERVATORY. THE ACCOMMODATION BRIEFLY COMPRISES uPVC DOUBLE GLAZED UTILITY AREA, RECEPTION PORCH, ENTRANCE HALL, CLOAK ROOM, LOUNGE, CONSERVATORY, FITTED DINING KITCHEN, THREE FITTED BEDROOMS OF GOOD PROPORTION AND A BATHROOM WITH SUITE AND INDEPENDENT SHOWER ENCLOSURE.. HAVING GAS CENTRAL HEATING TO RADISTORS AND DOUBLE GLAZING, THE PROPERTY HAS SMALL GARDENS TO THE FRONT AND REAR. AND APPOINTMENTS TO VIEW ARE WELCOME.

The Accommodation Comprises

Utility Area

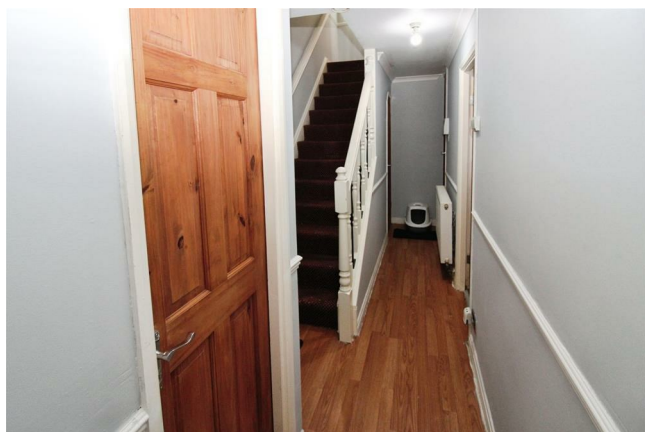


uPVC and double glazed, there area fitted floor and wall units and plumbing for an automatic washing machine.

Reception Porch



Having a storage cupboard and giving access to:
Entrance Hall



Laminate flooring, a radiator and staircase off with two useful storage cupboards

Cloak Room

A low level wc , wash hand basin and half tiled walls.

Dining Kitchen 18'5" x 9'4" (5.63 x 2.85)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with telescopic mixer tap. window to the front aspect, laminate flooring and integrated appliances include an electric oven

Lounge 10'7" x 15'8" (3.25 x 4.78)



Laminate flooring, window to the rear aspect, a radiator and Patio Doors give access to;

Conservatory 8'3" x 9'5" (2.53 x 2.88)



Laminate flooring and French Doors giving access to the rear garden

Bedroom One 16'1 x 8'8 (4.90m x 2.64m)



Window to the front aspect, fitted wardrobes, over head cupboards, dressing table unit and drawers and a radiator.

Bedroom Two 12'10 x 9'6 (3.91m x 2.90m)



Window to the rear aspect, fitted wardrobes, over head cupboards, drawers and a radiator.

Bedroom Three 9' x 6'7 (2.74m x 2.01m)



Window to the rear aspect, fitted wardrobes, over head cupboards, drawers and a single bed base. Laminate flooring and a radiator

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc within a vanity unit. There is a plumbed shower unit within an independent enclosure and a heated towel rail.

Outside



There are small gardens to the front and rear of the property.

Council Tax
Hull City Council - band A

Tenure
This property is 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 tiled roof
Conservation Area -No
Flood Risk -Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 19 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.

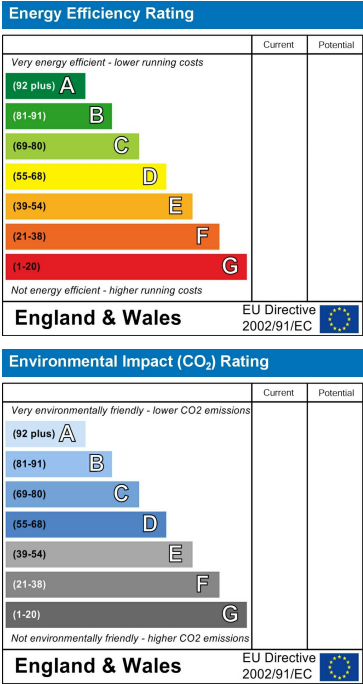
Floor Plan



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.