

Whitakers

Estate Agents



10 Nursery Close, Hull, HU12 9GD

Offers In Excess Of £185,000

Whitakers are delighted to bring this modern 3 bedroom semi-detached home to the market.

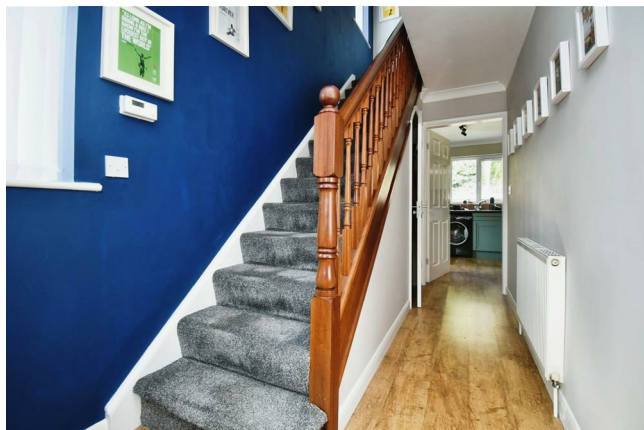
Situated on a quiet cul-de-sac in a popular part of Thorngumbald, close to local shops, schools and amenities together with excellent transport links into Hull and out to East Coast villages and offers outstanding family accommodation in a popular and sought after Village. .

Immaculately presented, the property briefly comprises: entrance hallway, through lounge/dining room, fitted kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a modern family bathroom.

Also benefitting from off road parking for multiple vehicles to the front together with a lovely private rear garden, the property also features gas central heating and recently installed UPVC glazing hence internal viewing is highly recommended to fully appreciate the standard of accommodation on offer!

The Accommodation Comprises

Entrance Hallway



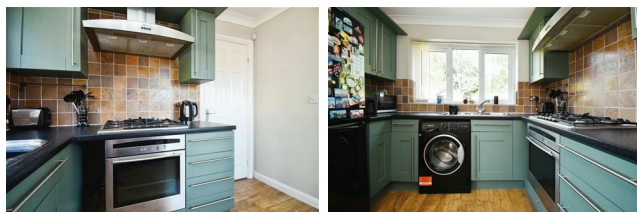
Composite door into spacious entrance hallway with laminate flooring, central heating radiator, UPVC window to side aspect and door into downstairs cloakroom.

Lounge/Dining Room 23'9 x 11'4 max (7.24m x 3.45m max)



Through lounge/dining room with UPVC bow window to front aspect and UPVC French doors into rear garden. Carpeted flooring and central heating radiators to lounge and dining area.

Kitchen 9'4 x 8'9 (2.84m x 2.67m)

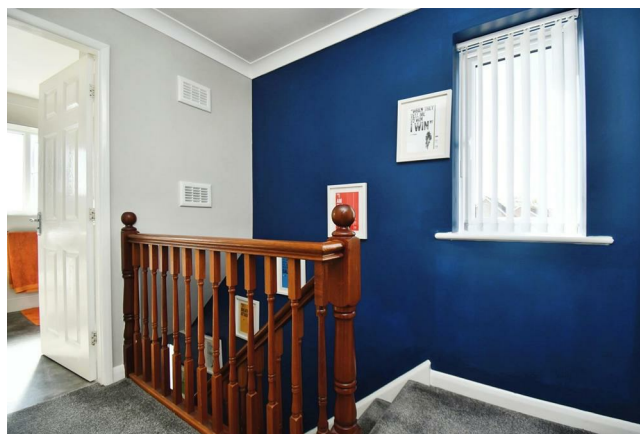


With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 5 ring gas hob with extractor over and electric fan oven below. Stainless steel sink/drainers with mixer taps over and plumbing for under counter washing machine. Laminate flooring, central heating radiator and UPVC window to rear together with UPVC side entrance door.

Downstairs Cloakroom

Low flush wc, hand wash basin, vinyl flooring and extractor fan.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, UPVC window to side aspect and storage cupboard.

Bedroom One 13'2 x 10'5 (4.01m x 3.18m)



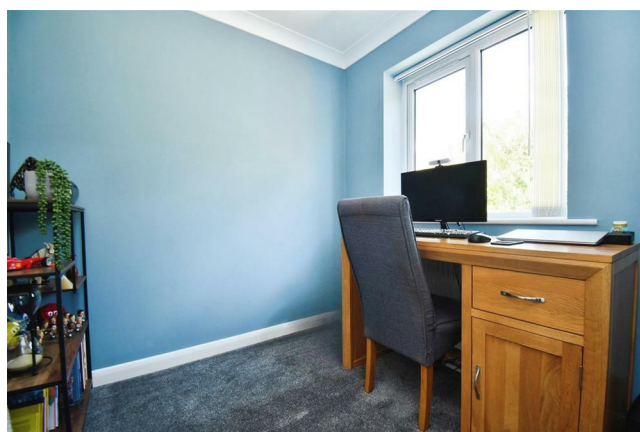
With carpeted flooring, UPVC window to front aspect and central heating radiator.

Bedroom Two 10'3 x 9'4 (3.12m x 2.84m)



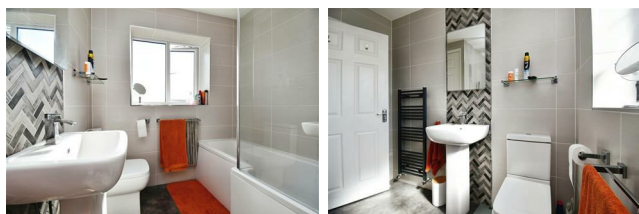
With carpeted flooring, UPVC window to rear aspect and central heating radiator.

Bedroom Three 7'8 x 6'9 (2.34m x 2.06m)



With carpeted flooring, UPVC window to rear aspect and central heating radiator.

Bathroom 6'9 x 5'5 (2.06m x 1.65m)



Modern bathroom comprising shaped bath with fitted screen and mains twin head shower over, low flush wc and pedestal hand wash basin. Heated towel rail, tiled walls, vinyl flooring ceiling spot lights and UPVC window to front aspect.

Outside



The front of the property is block paved and provides off road parking for multiple vehicles whilst there is side gated access to the private, rear garden with open outlook and is laid mainly to lawn with rear paved patio, handy storage shed and fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire 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 - ADSL Under 24Mbps, Superfast 24-100Mbps, Ultrafast 100-999Mbps, Gigabit 1000Mbps

Coastal Erosion - No

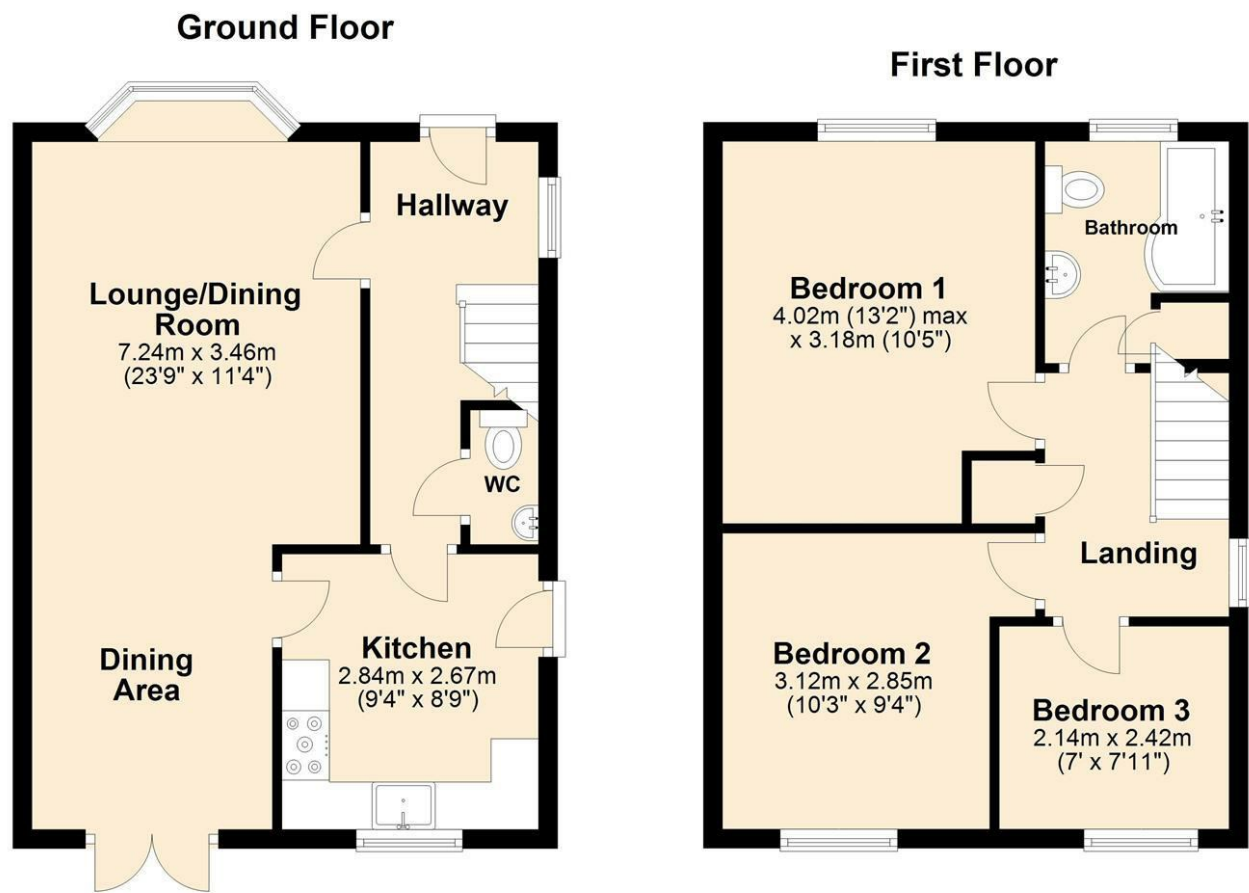
Coalfield or Mining Area - No

Planning - None specific to the property

Whitakers Estate Agent Declaration:

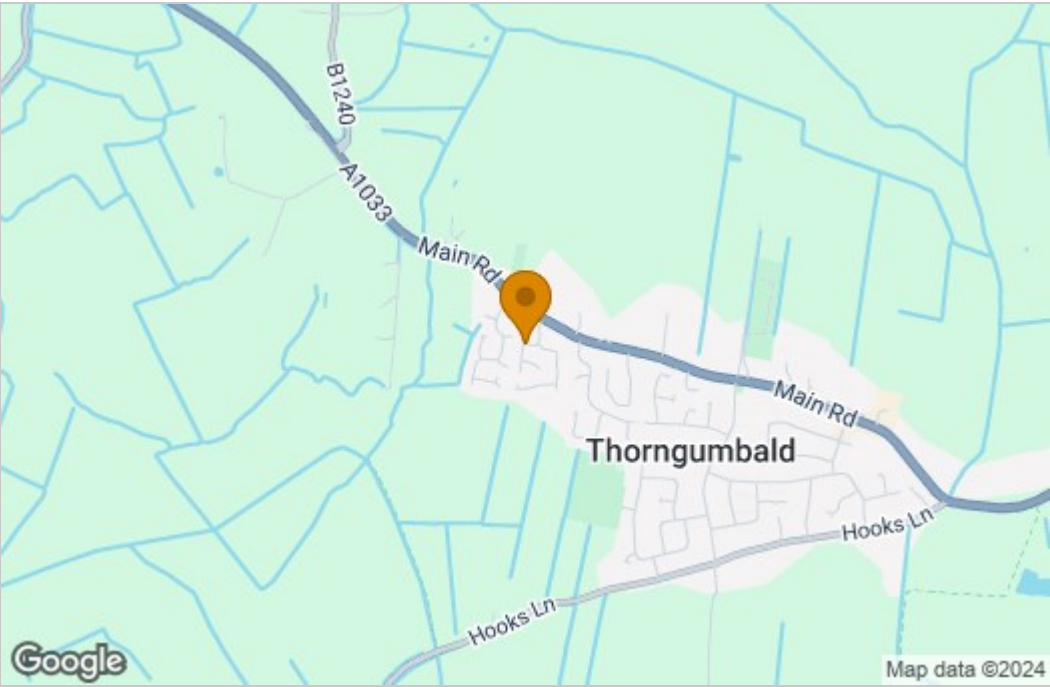
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Floor Plan

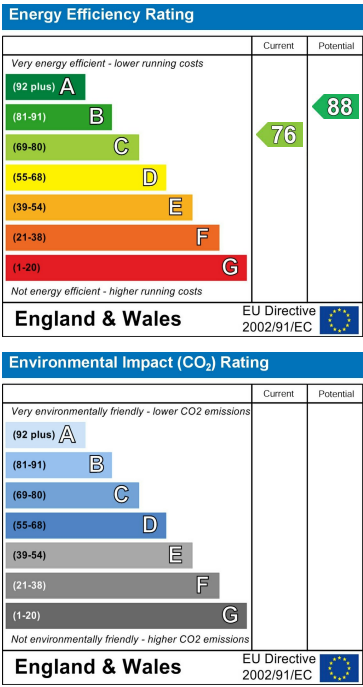


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.