

Whitakers

Estate Agents



48 Fulmar Close, Hull, HU7 4SW

Asking Price £119,950

IDEALLY SUITED TO THE FIRST TIME BUYER AND CERTAINLY OF INTEREST TO THE YOUNG FAMILY, THIS MODERN STYLE END TERRACE HOUSE BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS AND A SHOWER ROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SITUATED HANDILY FOR A STROLL TO ALL OF THE AMENITIES THAT SUTTON VILLAGE HAS TO OFFER, THE NORTHPOINT SHOPPING AND MEDICAL FACILITIES, SCHOOLS AND EASY ACCESS TO THE KINGSWOOD SHOPPING AND LEISURE AMENITIES, APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED.

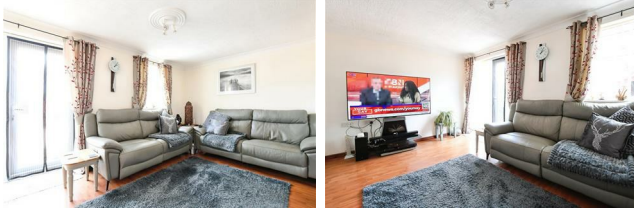
Storm Porch

With useful storage areas and access to:

Entrance Hall

With staircase off, useful under stairs storage cupboard and a radiator.

Lounge



Attractive laminate flooring, window to the rear aspect, a radiator and French Doors give access to the rear garden

Fitted Kitchen

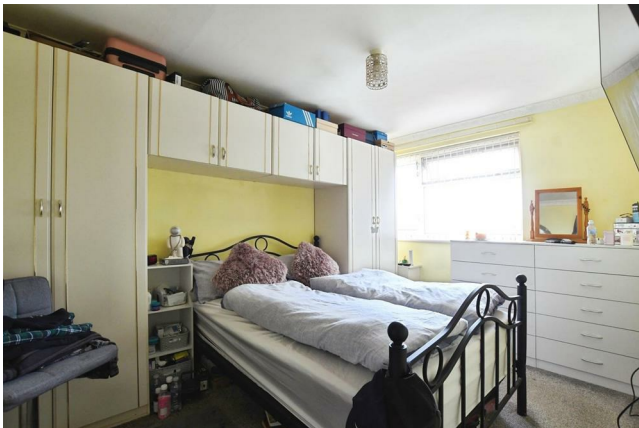


A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Window to the front aspect, tiled floor and plumbing for an automatic washing machine.

First Floor Landing

With two built in storage cupboards and giving access to:

Bedroom One 13'7" x 6'6" (4.15 x 2.00)



Window to the front aspect and a radiator.

Bedroom Two 12'6" x 9'5" (3.83 x 2.88)



Window to the rear aspect and a radiator

Bedroom Three



Window to the rear aspect and a radiator.

Shower Room



A plumbed shower unit within an independent corner enclosure, wash hand basin and a low level wc unit.

Gardens



There are pleasant enclosed gardens to the front and rear of the property with the rear having two storage sheds.

Council Tax

Hull City Council - band A

Tenure

This property is freehold

EPC

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 - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for

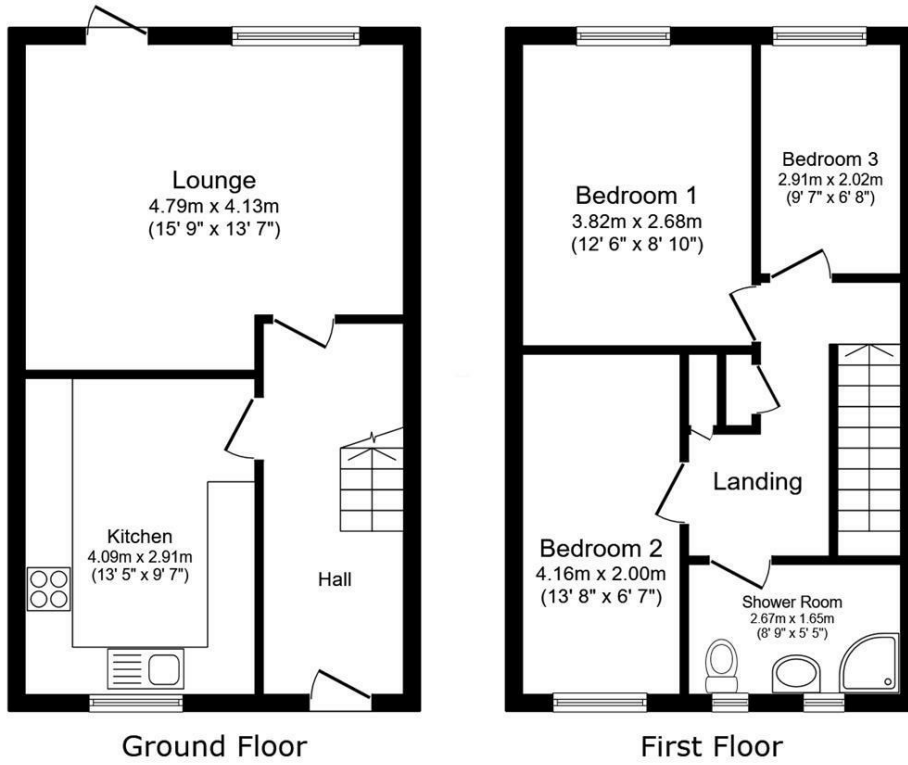
the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

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

Floor Plan



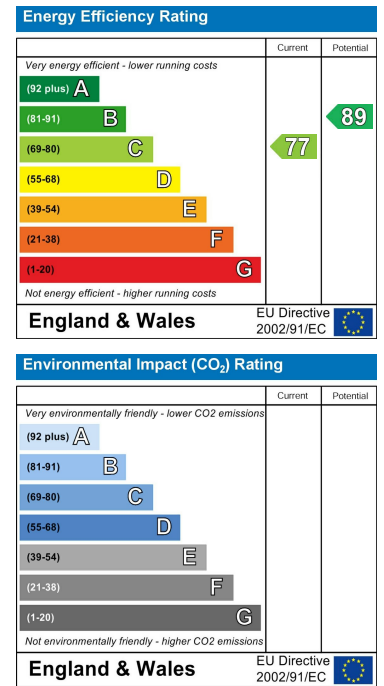
Total floor area: 78.8 sq.m. (849 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.