

Whitakers

Estate Agents



8 Sycamore Close, HU12 8TZ

£150,000

****Recently Refurbished, Redecorated and Ready to Move Into ****

We are delighted to present this Superb Semi Detached Home to the market, benefitting from a complete face lift with newly fitted DOUBLE GLAZING and beautifully refurbished interior, the property offers a TURN KEY OPPORTUNITY for new owners to move into!!

The well proportioned accommodation includes: A light and airy LOUNGE, decorated in neutral tones with feature walk in bay window to the front elevation. Newly fitted, contemporary KITCHEN in a lovely sage green shade incorporating a range of units to base & walls with complimentary work surface and built in appliances, perfect for the culinary member of the family.

To the first floor are TWO BEDROOMS and the newly fitted BATHROOM with three piece suite and attractive wall boarding for easy maintenance. Outside there is a family & pet friendly, enclosed REAR GARDEN with decorative paving providing ample space for outdoor seating, ideal for outdoor dining, Ample OFF ROAD PARKING SPACE to the front elevation, enjoying a Cul de sac setting.

For Sale with NO ONWARD CHAIN, Do not delay, call us to arrange your viewing today!

Accommodation Comprising

Entrance & Hallway

A canopied front entrance with composite door opens to welcome you in to view the well proportioned accommodation on offer.

Lounge 14'8" x 12'11" (4.48 x 3.95)



A light and airy lounge, recently decorated in neutral tones with feature walk in bay window to the front elevation, radiator and laminate flooring.

Kitchen 12'10" x 7'6" (3.92 x 2.29)



Recently fitted kitchen with a range of contemporary units to base and walls with complimentary work surface. Stainless steel 1 1/2 bowl sink with mixer tap and drainer. Built in oven with electric hob and extractor unit above. Plumbed for automatic washing machine and space for fridge/ freezer. Double glazed window and wooden door opening to the rear garden. Radiator, wall mounted boiler and laminate flooring.

Kitchen

Bedroom One 11'8" x 9'8" (3.56 x 2.97)



A double bedroom with built in storage cupboard. Double glazed window and radiator.

Bedroom Two 10'7" x 6'5" (3.25 x 1.98)



A single bedroom with double glazed window.

Bathroom 7'6" x 5'10" (2.30 x 1.79)

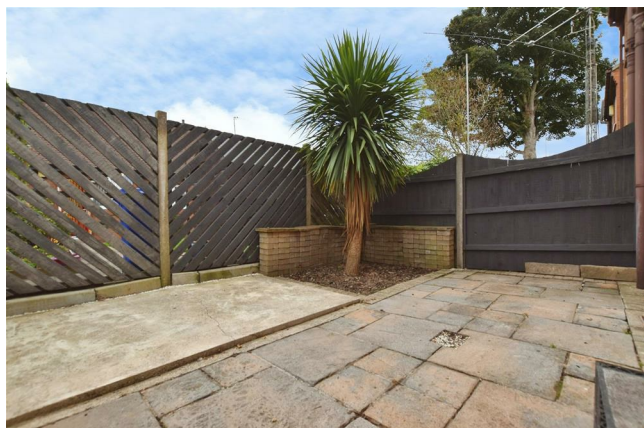


Newly fitted bathroom with attractive wall boarding for easy maintenance. Panelled bath with overhead shower and glazed screen. Low level W.C. and vanity unit housing the wash basin with useful storage cupboard and drawer below. Double glazed window, radiator and laminate flooring.

Off Road Parking Space

Ample off road parking space for several vehicles to the front of the property.

Garden



The rear garden is family & pet friendly, fully enclosed with timber fencing. A paved patio area provides space for outdoor seating, ideal for outdoor dining. Gated access to the front elevation.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band A

EPC Rating

TBC

Making An Offer

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.

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 sale 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 & O2 good/ Vodafone & Three okay

Broadband - Basic 5 Mbps / Ultrafast 10000 Mbps

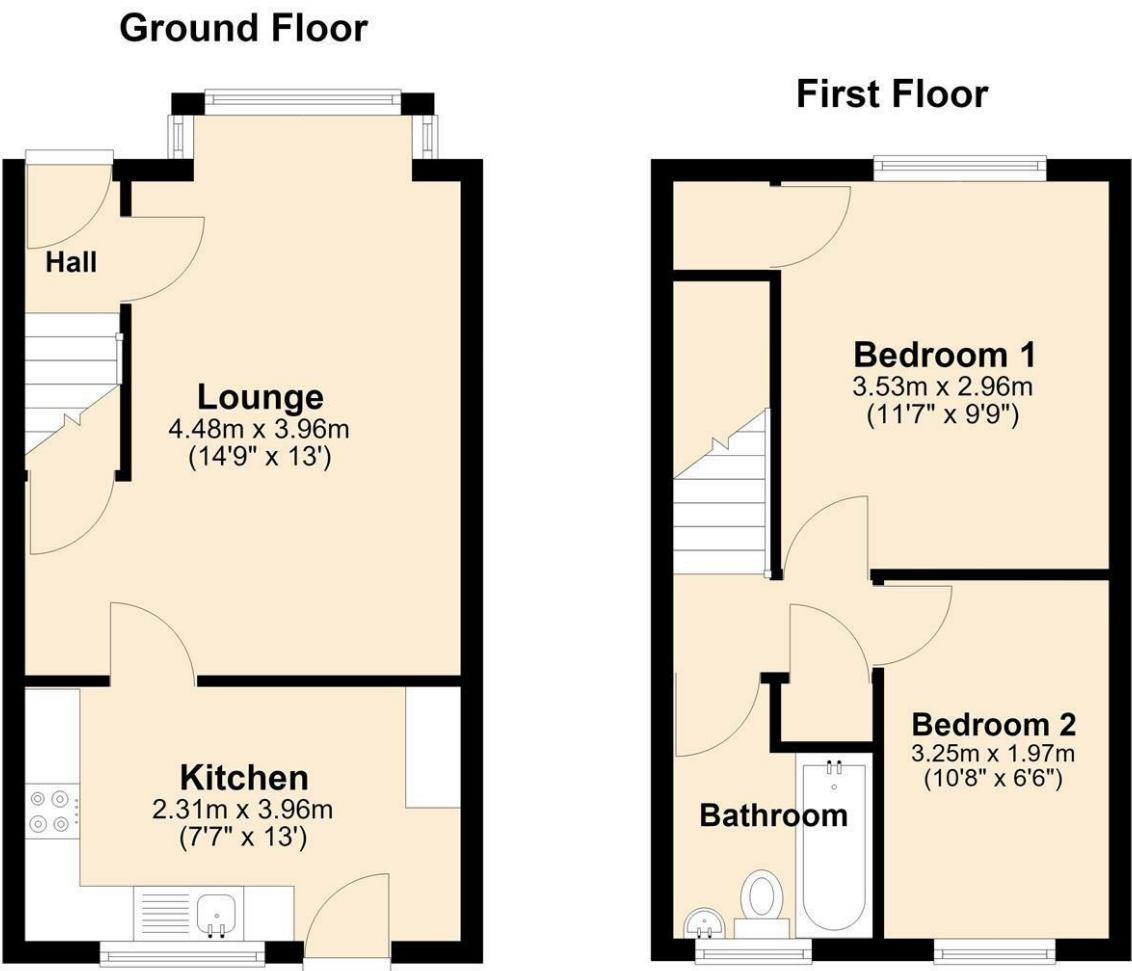
Coastal Erosion - No

Coalfield or Mining Area - 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.

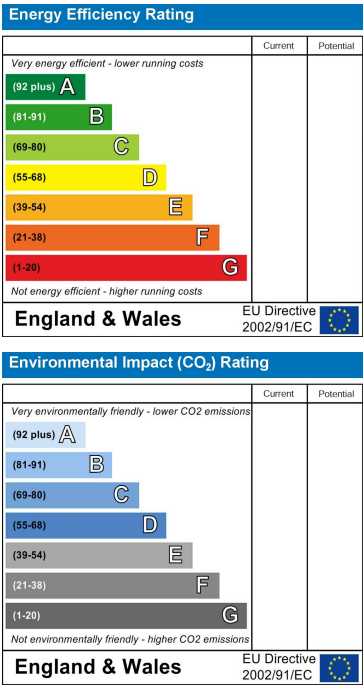
Floor Plan



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.