Whitakers
Estate Agents









8 Springbok Close, Hull, HU4 6UJ

£130,000

Whitakers Estate Agents are pleased to introduce this appealing two-bedroom bungalow for over 55s on Springbok Close, offering well-planned single-storey accommodation with a conservatory, enclosed rear garden and allocated parking. Ideally placed for Pickering Park, Hessle Road amenities and convenient links into Hull city centre, the property offers a comfortable and practical home in a well-established residential setting.

The front approach is designed for easy maintenance with a gravelled garden, pedestrian pathway to the entrance and an allocated parking space for one vehicle. Internally, the hallway provides useful built-in storage and access to the principal rooms.

To the rear, the lounge opens directly into the conservatory through patio doors, creating a pleasant connection between the main living space and garden. The kitchen is fitted with a range of floor and eye-level units together with an integrated oven, hob and extractor, while a further door also provides access into the conservatory.

There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes, drawers and cupboards. Completing the internal accommodation is a wet room fitted with an electric shower, pedestal wash basin and W.C.

Outside, the enclosed rear garden is partly laid to lawn with established borders and decorative planting, complemented by a patio seating area. A storage shed and outside tap provide useful additional practicality.

The accommodation comprises

Front external



Externally to the front approach, there is an allocated parking space for one vehicle, and a gravelled garden with a path leading to the entrance.

Hallway

UPVC double glazed door, central heating radiator, built-in storage cupboard, access to the loft hatch, and carpeted flooring. Leading to :

Lounge 13'10" x 9'4" (4.24 x 2.86)



UPVC double glazed patio doors to the conservatory, central heating radiator, electric fireplace, and carpeted flooring.

Kitchen 10'5" x 11'5" (3.18 x 3.49)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above. Wooden glazed door opening into the conservatory.

Conservatory 9'1" x 11'6" (2.78 x 3.52)



UPVC double glazed throughout with a door opening to the rear garden, central heating radiator, and tiled flooring.

Bedroom one 11'2" x 9'4" (3.42 x 2.86)



UPVC double glazed window, central heating

radiator, fitted wardrobes drawers and cupboards, and carpeted flooring.

Bedroom two 7'7" x 8'3" (2.33 x 2.52)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Wet room



UPVC double glazed window, central heating radiator, and vinyl flooring. Furnished with a wall mounted electric shower, and a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Rear external





The enclosed rear garden is partly laid to lawn with well-stocked borders and decorative planting, and complemented with a patio seating area.

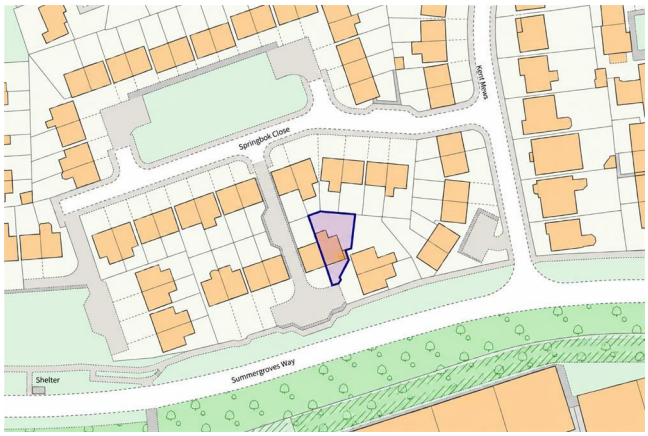
Additional features

The residence also benefits from having a storage shed and bins, and an outside tap.

Off-street parking for one vehicle



Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00010315000801
Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We 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.

The agents 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.

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.

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 £50.00 - these fees are non refundable.

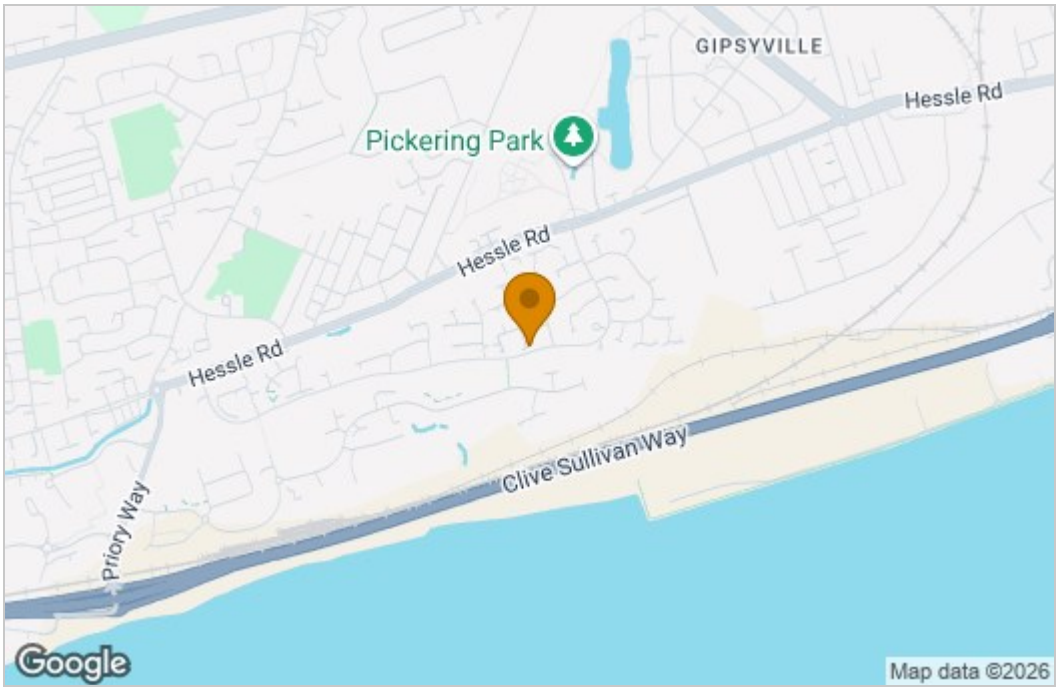
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

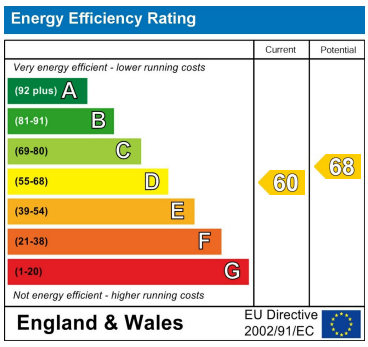


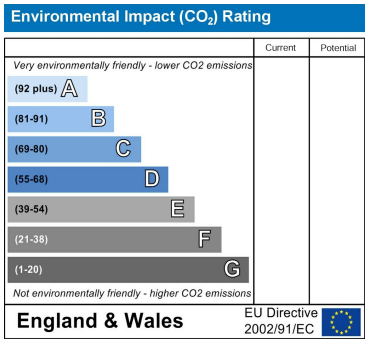
Total area: approx. 60.2 sq. metres (648.1 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk