Whitakers
Estate Agents









56 Curlew Close, Hull, HU7 4PS

Asking Price £129,950

Whitakers are delighted to present this lovely 3 BEDROOM TERRACED HOME, situated in a most popular and sought after area.

Ideally located on a quiet cul-de-sac, close to well regarded local schools and just a short walk from historic Sutton Village with its eclectic mix of amenities, the property is also just a short drive from both Kingswood Retail Park and North Point Shopping Centre and their wide range of retail and leisure facilities.

Immaculately presented throughout and much improved by the current owner, the property would be ideal for first time buyers and families alike and briefly comprises; entrance porch with downstairs cloakroom, a spacious and well equipped kitchen/dining room and rear lounge with conservatory, whilst to the first floor there are 3 generous bedrooms and a stunning modern family bathroom.

With the added benefit of OFF STREET PARKING to the front of the property, an enclosed rear garden, gas central heating and uPVC double glazing throughout, early viewing is highly recommended!

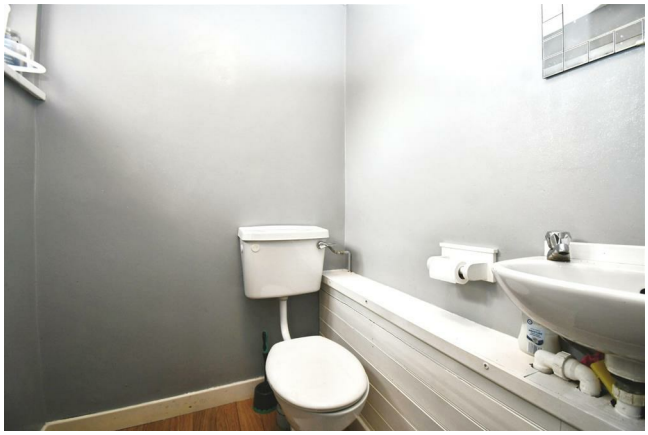
The Accommodation Comprises

Front Entrance Hallway



uPVC door into entrance hallway with laminate flooring and door into.....

Downstairs WC



With low flush wc, hand wash basin, laminate flooring and uPVC window.

Kitchen/Dining Room 12'4 max x 15'5 (3.76m max x 4.70m)





The spacious Kitchen/dining room features a range of fitted wall and base units with contrasting work surfaces and tiled splashbacks. 4 ring NEFF ceramic hob and extractor and mid level NEFF double oven. Composite sink/drainer, plumbing for automatic washing machine and dishwasher, laminate flooring, central heating radiator, ample space for family dining, under stair storage, uPVC window to front aspect and door to lounge and stairs to first floor.

Lounge 13'7 max x 15'5 (4.14m max x 4.70m)




Welcoming lounge with carpeted flooring, central heating radiator and uPVC Patio doors into conservatory.

Conservatory 9'5 x 6'11 (2.87m x 2.11m)



uPVC conservatory with French doors into rear garden.

First Floor Landing

Central staircase to first floor landing with carpeted flooring and storage cupboard.

Bedroom One 13'6 x 9'4 (4.11m x 2.84m)



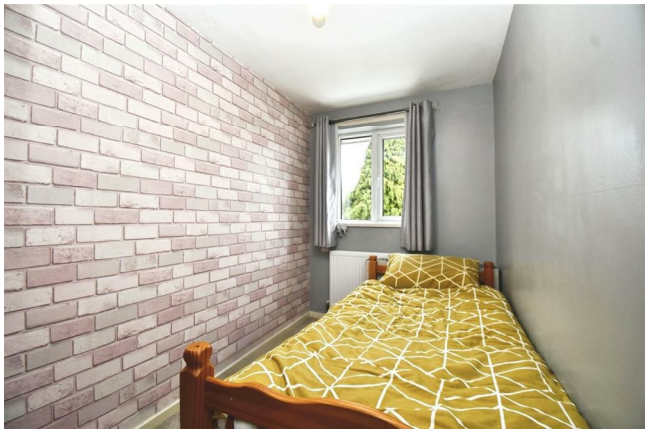

Double bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Two 12'3 x 9'8 max (3.73m x 2.95m max)




Second double bedroom with uPVC window to front aspect, carpeted flooring, built in cupboard and central heating radiator.

Bedroom Three 10'6 x 5'10 (3.20m x 1.78m)



Single bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom 5'6 x 6'8 (1.68m x 2.03m)



Stunning modern bathroom comprising bath with mixer shower over, low flush wc and hand wash basin housed in vanity unit. Panelled walls, vinyl flooring, chrome ladder style heated towel rail and uPVC window to front aspect.

Outside





The front of the property , a dropped kerb leads to the block paved front garden with wrought iron gates providing off road parking and also features a handy storage shed and outdoor tap. The lovely low maintenance rear garden is laid mainly to decorative aggregate with decked seating area, handy built in storage shed, fencing to perimeters and rear gate access.

Tenure
The Property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City 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 - High
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited 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 shown 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.

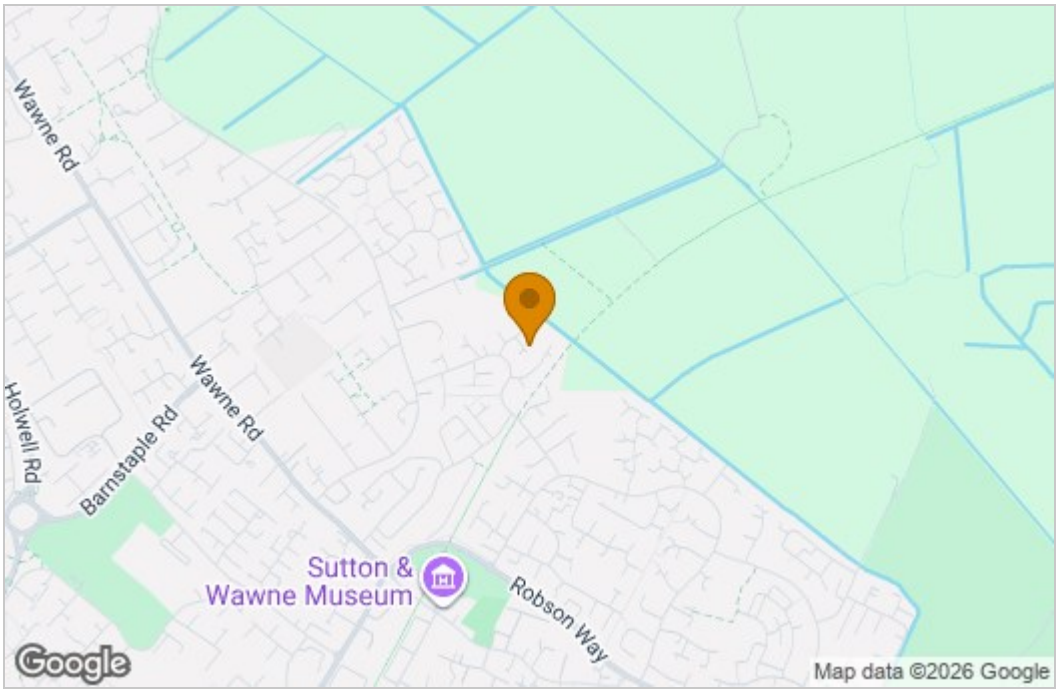
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

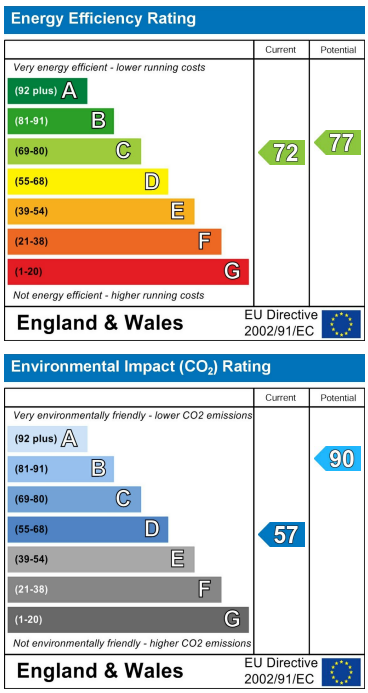
Floor Plan



Area Map



Energy Efficiency Graph



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