Whitakers
Estate Agents









1 Salcey Close, Hull, HU7 3HQ

£159,995

SITUATED ON THE SOUGHT AFTER KINGSWOOD DEVELOPMENT, POPULAR WITH FAMILIES SEEKING THE EXCELLENT SHOPPING, LEISURE AND EDUCATIONAL THAT IT OFFERS, THIS THREE BEDROOM MODERN STYLE END HOUSE TICKS ALL OF THE BOXES.

BRIEFLY COMPRISING ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED DINING KITCHEN, CONSERVATORY, FIRST FLOOR BEDROOMS WITH THE MASTER HAVING EN SUITE FACILITIES AND A FAMILY BATHROOM, THERE IS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH PLEASANT GARDENS AND OFF STREET COURTYARD CAR PARKING, FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

The Accommodation Comprises

Entrance Hall



Composite door into entrance hallway

Cloak Room



With low flush wc, hand wash basin, laminate flooring, central heating radiator and uPVC window to rear

Lounge 17'2 x 14'11 (5.23m x 4.55m)



Two uPVC windows to front aspect, carpeted flooring and central heating radiator.

Fitted Dining Kitchen 9'7 x 14'10 (2.92m x 4.52m)



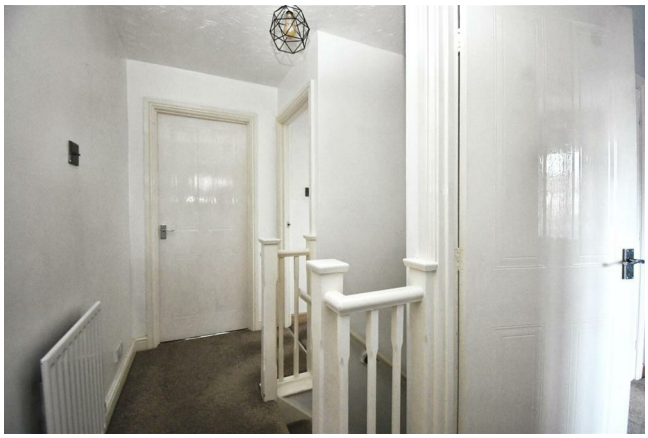
Fitted with a range of wall and base units, contrasting work surfaces and tiled splashbacks. Ceramic hob with fan oven below, composite sink with mixer taps over, integrated fridge/freezer and plumbing for automatic washing machine. Laminate tiled flooring, central heating radiator, space for family dining, uPVC window to rear aspect and uPVC French doors into conservatory.

Conservatory 10'11 x 12'7 (3.33m x 3.84m)



With tiled flooring and uPVC French Doors into garden

First Floor Landing



With carpeted flooring and central heating radiator.

Bedroom One 11'4 x 8'2 (3.45m x 2.49m)



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

Bedroom Two 8'2 x 8'2 (2.49m x 2.49m)




uPVC window to rear aspect, carpeted flooring, central heating radiator and built in cupboard.

Bedroom Three 8' x 6'5 (2.44m x 1.96m)



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

Bathroom



Comprising panel bath with mixer shower over and fitted screen, low flush wc and hand wash basin. Tiled walls and flooring, heated towel rail and uPVC window to rear aspect.

Gardens




The front of the property is a small fenced garden laid mainly to lawn whilst to the rear, the enclosed garden has a lawn. paved patio seating, storage shed and rear gate access with walls and fencing to perimeters.

Car Parking

The property benefits from parking to the rear of the property.

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.

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.

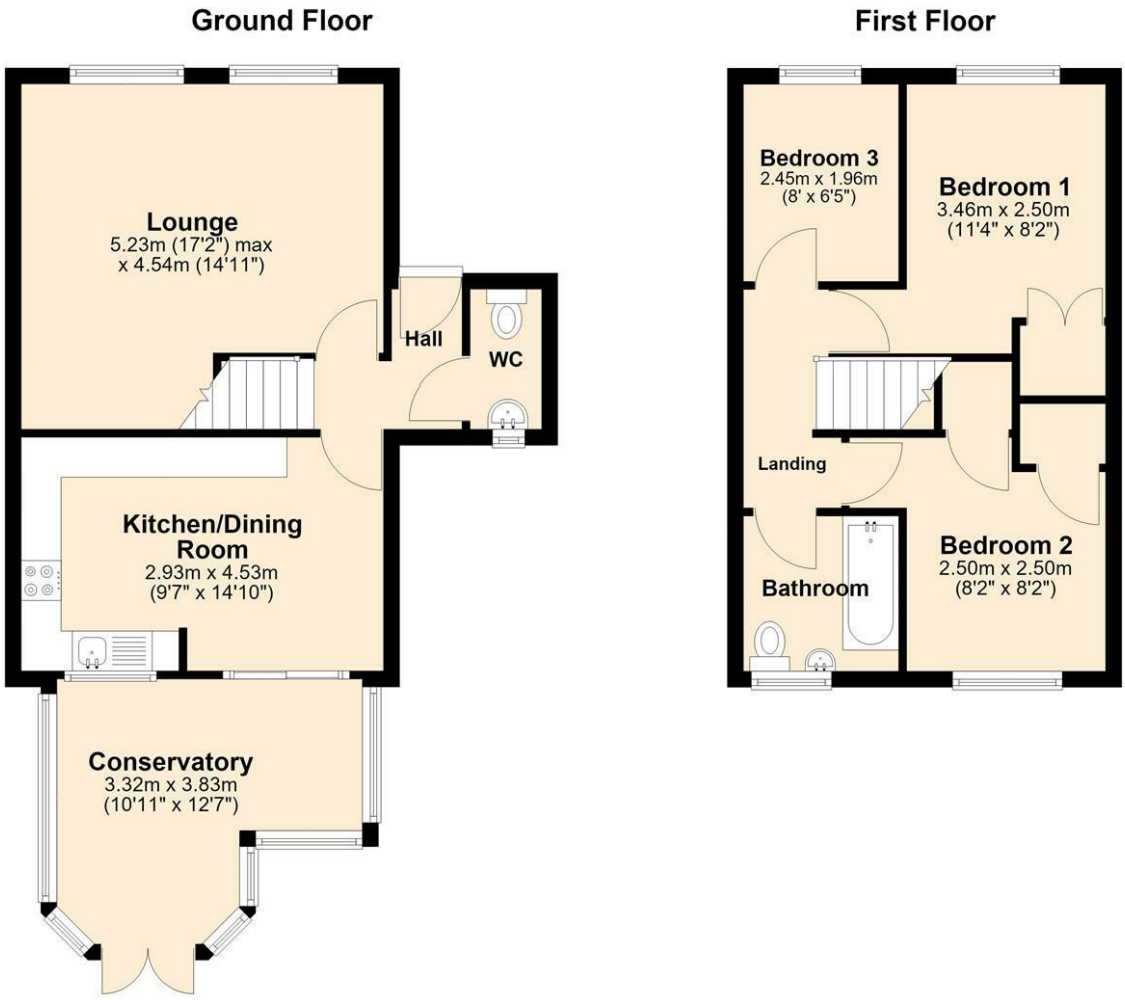
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

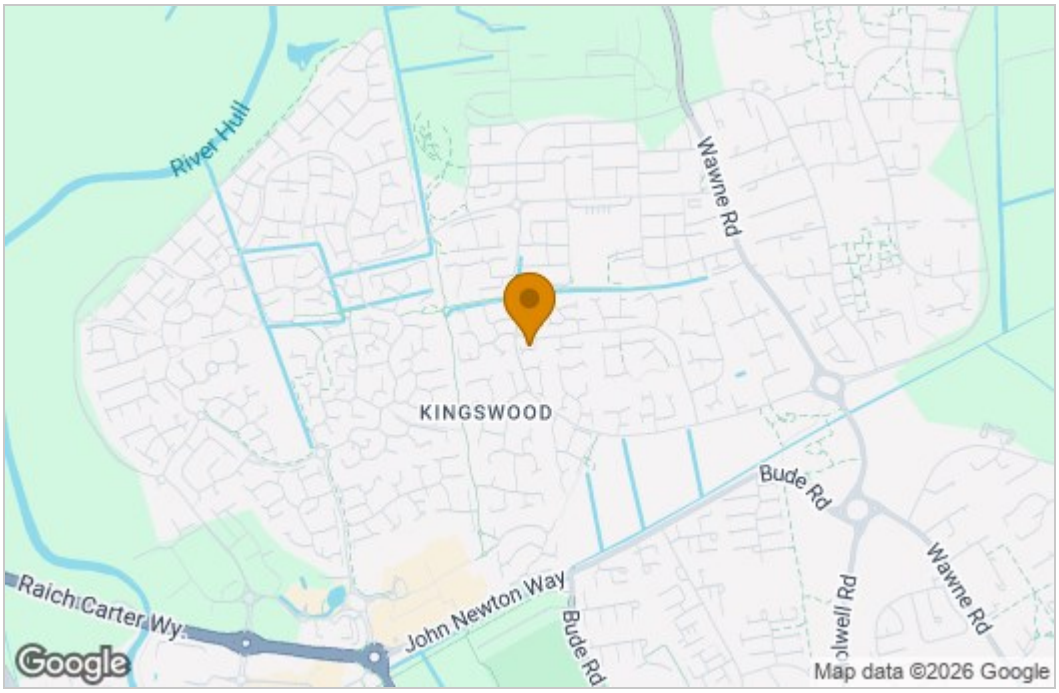
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Material Information:
Construction -Brick under tiled roof
Conservation Area -No
Flood Risk -Very Low
Mobile Coverage/Signal - EE, Vodafone, Three
Broadband - Basic 6 Mbps, Ultrafast 5500 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

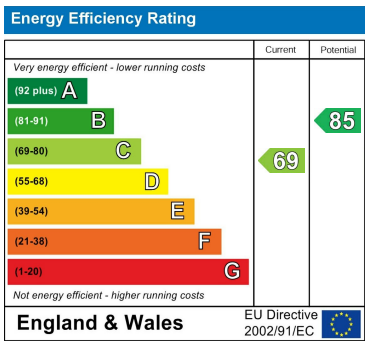
Floor Plan

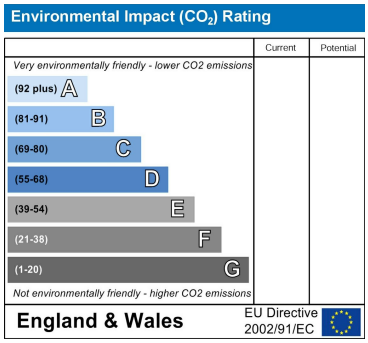


Area Map



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk