Whitakers
Estate Agents









19 St. James Close, Hull, HU7 4XF

Asking Price £174,950

LOCATED ON THE PERIPHERY OF SUTTON VILLAGE AND A STROLL TO ALL OF THE EXCELLENT AMENITIES THAT IT HAS TO OFFER, THIS MODERN STYLE SEMI DETACHED HOUSE IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY UNIT.

PRESENTED IN "MOVE INTO" CONDITION, THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY, FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

OCCUPYING A PLOT WITH PLEASANT GARDENS AND A GATED DRIVEWAY TO A BRICK BUILT GARAGE, INTERNAL INSPECTION WILL NOT DISAPPOINT.

Storm Porch



With a tiled floor, window to the side aspect and a radiator.

Entrance Hall



Attractive laminate flooring and a staircase.

Lounge 13'2 x 12'6 (4.01m x 3.81m)




uPVC double glazed window to the front aspect, laminate flooring continues, useful under stairs storage cupboard and a radiator. Opens to:

Dining Room 10'6 x 7'5" (3.20m x 2.26m)




Laminate flooring continues, a radiator and patio doors give access to :

Conservatory 11'2" x 7'1" (3.40m x 2.16m)




With a tiled floor and French doors giving access to the rear garden

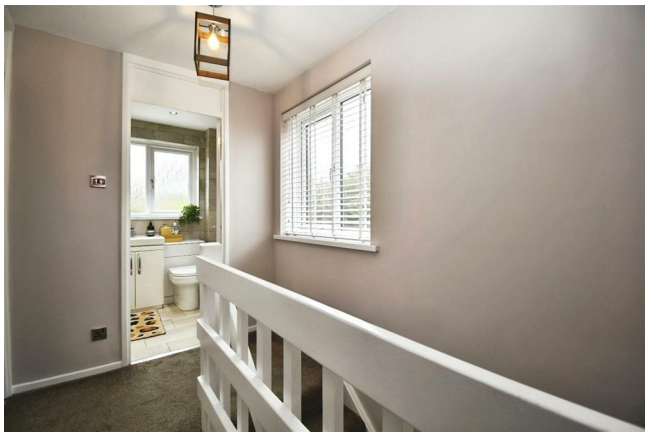
Fitted Kitchen 10'6 x 8'1 (3.20m x 2.46m)





Having open plan access from the Dining Room. There is a good range of fitted floor and wall units with contrasting preparation surfaces incorporating an inset stainless steel sink unit with mixer tap. Windows to two aspects allowing plenty of natural light, laminate flooring, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, electric hob and a stainless steel over head extractor canopy.

First Floor Landing



Window to the side aspect, built in storage cupboard and loft access with lighting supplied

Bedroom One 12'4" x 9' (3.76m x 2.74m)




Window to the front aspect and a radiator.

Bedroom Two 11'4 max x 8'10 (3.45m max x 2.69m)



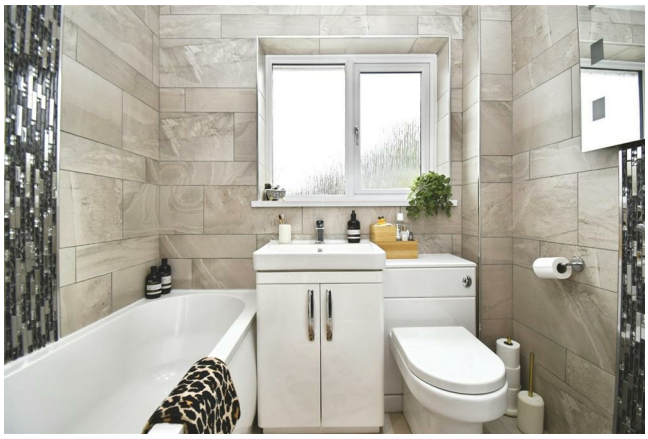

Window to the rear aspect and a radiator.

Bedroom Three 9'4" x 6'4" (2.84m x 1.93m)



Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit with monobloc tap and a low level wc.. Tiled floor and walls, a chrome heated towel rail.

Gardens




To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to lawn and paved patio with timber fencing to perimeters.

Garage




Brick built, accessed via a gated side driveway and having an electricity supply and personnel door into garden.

Tenure
Freehold

Council Tax
Council Tax band B
Hull City Council

EPC
EPC Rating C

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 - EE, Three, O2
Broadband - Basic 8 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No

Coalfield or Mining Area -No
Planning - None specific to the 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.

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.

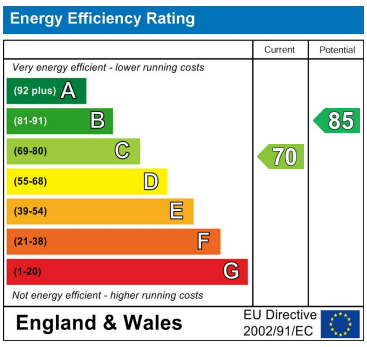
Floor Plan

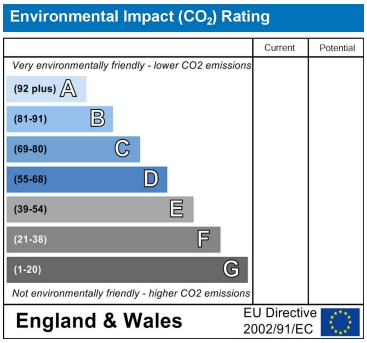


Area Map



Energy Efficiency Graph





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