Whitakers
Estate Agents









4 St. James Close, Hull, HU12 8BH

£135,000

THIS OUTSTANDING 2 BEDROOM END TERRACED PROPERTY REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!

Ideally situated in this peaceful cul-de-sac just a short stroll from Hedon Town Centre with its wide range of shops, pubs and cafes and weekly market, the property is ideal for both First Time buyers and downsizers alike!

Having been much improved by the current owner, and available in true "move-in" condition, the property is also close to highly regarded local schools and benefits from excellent transport links into the City of Hull and out to the East Riding coastal resorts and villages.

Tastefully and stylishly presented throughout, the property briefly comprises; lovely spacious entrance hallway, cosy lounge leading into a separate dining room and a modern contemporary fitted kitchen to the ground floor whilst the first floor houses two DOUBLE bedrooms, the master with fitted wardrobes and a modern family bathroom.

With the additional benefit of gas central heating and uPVC double glazing throughout together with well proportioned front and rear gardens, internal viewing is imperative to fully appreciate this lovely home!

The Accommodation Comprises

Entrance Hallway



uPVC door with glazed side panel into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 11'4 x 12'9 (3.45m x 3.89m)



uPVC window to front aspect, laminate flooring and fireplace with living flame gas fire. Opens into....

Dining Room 9'3 x 9'3 (2.82m x 2.82m)



Continuation of laminate flooring, central heating radiator and uPVC French doors into garden

Kitchen 9'3 x 9'4 (2.82m x 2.84m)



Modern fitted kitchen comprising a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and fan oven below, stainless steel sink/drainer and plumbing for automatic washing machine, dish washer and tumble drier. Laminate flooring, central heating radiator and uPVC window and door to rear garden.

First Floor Landing

Carpeted stairs from entrance hallway to first floor landing with laminate flooring and storage cupboard.

Bedroom One 9'4 x 15'7 (2.84m x 4.75m)



Double bedroom with uPVC window to front aspect, modern fitted wardrobes to one wall, laminate flooring, central heating radiator and built in cupboard.

Bedroom Two 11'3 x 10'5 (3.43m x 3.18m)



Second double bedroom with uPVC window to rear aspect, laminate flooring, central heating radiator and two built in cupboard/wardrobes

Bathroom



Modern bathroom comprising P-shaped bath with fitted screen and electric shower over, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, heated towel rail and uPVC window to rear aspect.

Outside





To the front of the property is an enclosed lawned garden with timber fencing to perimeters. The spacious rear garden features a lawn with raised beds filled with decorative aggregate and bark chippings, seating areas, mature trees and shrubs, fencing to perimeters and rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band A
East Riding of Yorkshire 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 - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 20 Mbps, 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:

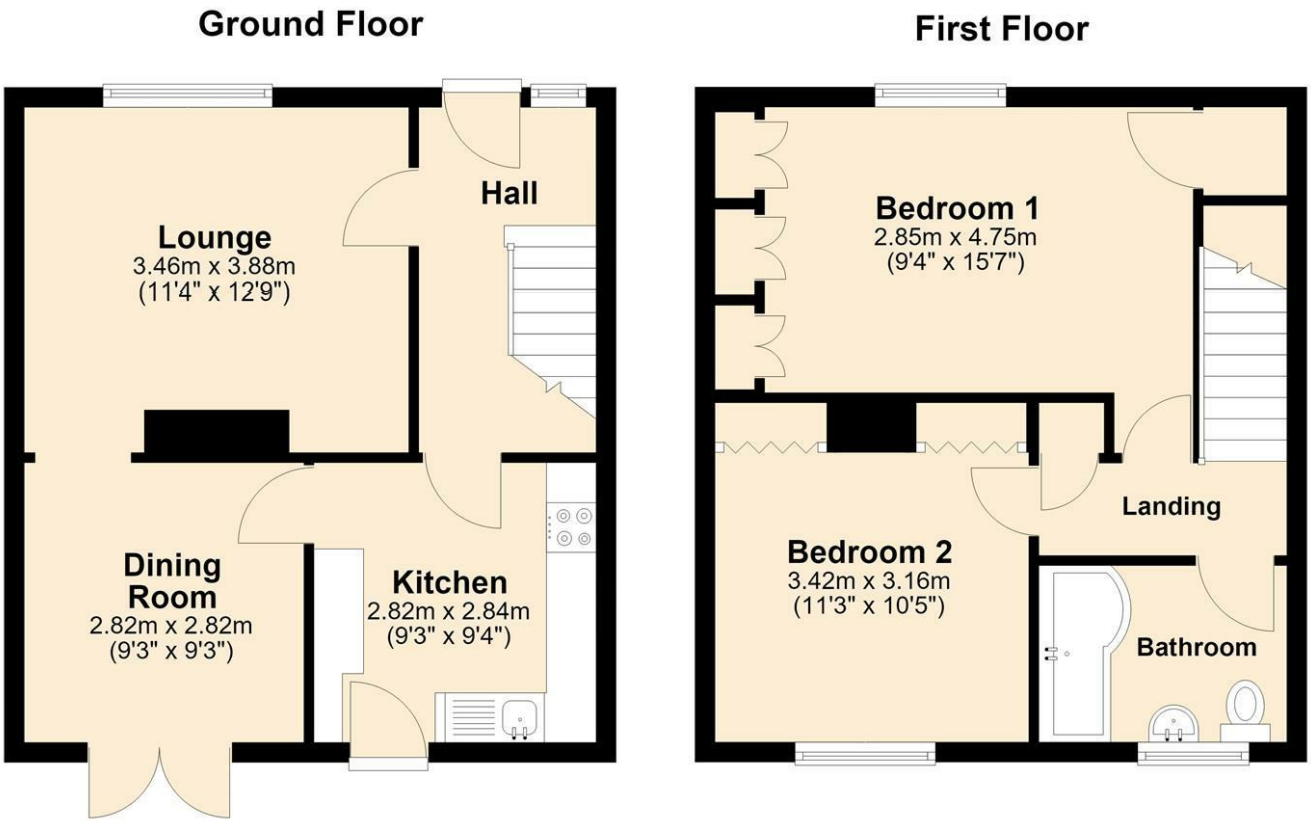
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans 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.

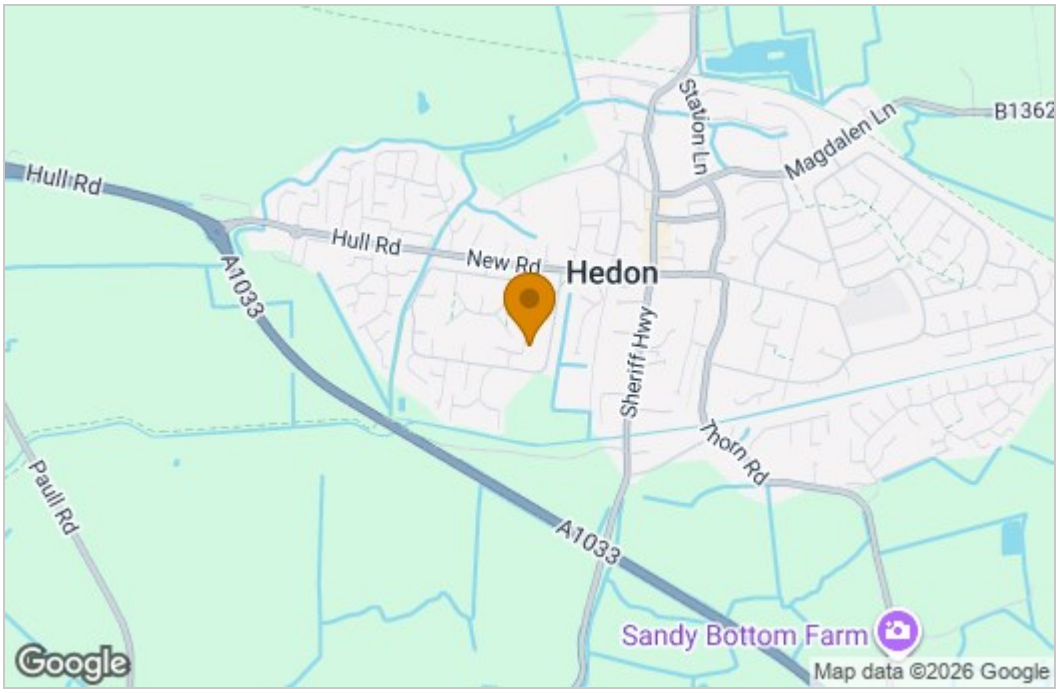
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

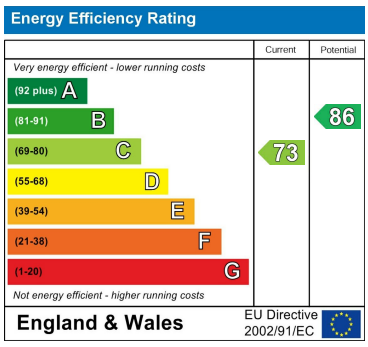
Floor Plan

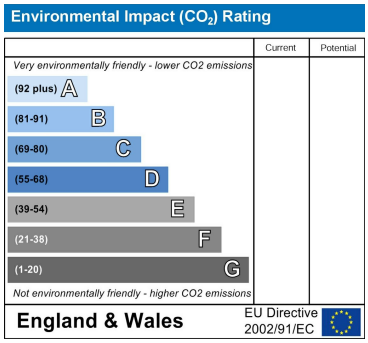


Area Map



Energy Efficiency Graph





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.

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