

Whitakers

Estate Agents



44 Kimmeridge Close, Hull, HU7 6AW

Guide price £120,000

** GUIDE PRICE £120,000 - £130,000 ***

Whitakers are delighted to bring this OUTSTANDING 3 bedroom terraced property to the market!

Immaculately presented throughout, the property has been lovingly improved and modernised by the current owners to a very high standard to create a GORGEOUS family home in true "MOVE-IN" condition!

Ideally situated on a peaceful cul-de-sac, well positioned for local amenities and highly regarded schools, the property also benefits from excellent transport links into and around the city and would be perfect for first time buyers and families alike!

Internally, the property briefly comprises; entrance porch with storage cupboards, a welcoming hallway and downstairs cloakroom, a lovely, modern fitted kitchen/dining room with sliding doors opening into the lounge. Upstairs the property benefits from 3 generously sized bedrooms and a modern family bathroom whilst externally there is an enclosed front courtyard garden and a lovely low maintenance rear garden with a versatile summer house, perfect for relaxation, entertaining or home working!

Having the additional benefit of uPVC double glazing throughout and gas central heating, early viewing is strongly recommended to fully appreciate the accommodation available!

The Accommodation Comprises

Front Porch

Composite entrance door into front porch with two useful storage cupboards and door into....

Entrance Hallway



With laminate flooring, central heating radiator, stairs to first floor and door into downstairs cloakroom.

Downstairs Cloakroom

With low flush wc, hand wash basin and uPVC window to front.

Open Plan Kitchen/Dining Room 18'9 x 9'5 (5.72m x 2.87m)



The stunning open plan kitchen/dining room is fitted with a range modern wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring induction hob with fan oven below and the composite sink/drainage with flexi-mixer taps over. Integrated dish washer, plumbing for automatic washing machine, uPVC window to front aspect and laminate flooring which extends into the spacious dining area with feature tower radiator and sliding doors into.....

Lounge 9'10 x 15'8 (3.00m x 4.78m)



The welcoming lounge has laminate flooring, central heating radiator, feature fireplace and a uPVC window and composite door into the rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring, central heating radiator and two storage cupboards.

Bedroom One 13'4 x 9'5 (4.06m x 2.87m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and built in sliding wardrobes.

Bedroom Two 12'6 x 8'6 (3.81m x 2.59m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator.

Bedroom Three 8'9 x 6'5 (2.67m x 1.96m)



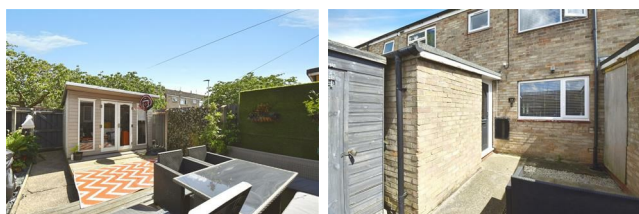
With uPVC window to rear aspect, carpeted flooring, central heating radiator

Family Bathroom 5'10 x 6'7 (1.78m x 2.01m)



Modern family bathroom comprising bath with mixer shower over and fitted screen, low flush wc and hand wash basin mounted with vanity unit. Chrome heated towel rail, laminate flooring, part tiled walls and uPVC window to front aspect.

Outside



To the front of the property is a small courtyard garden with timber gate and fencing. To the rear there is a low maintenance garden with decked seating areas, timber fencing and summer house.

Summer House



The versatile summer house has French doors into the garden and full electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

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 - We understand the property to be of Brick/Tile construction however buyers should rely upon their own survey

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 13 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 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.

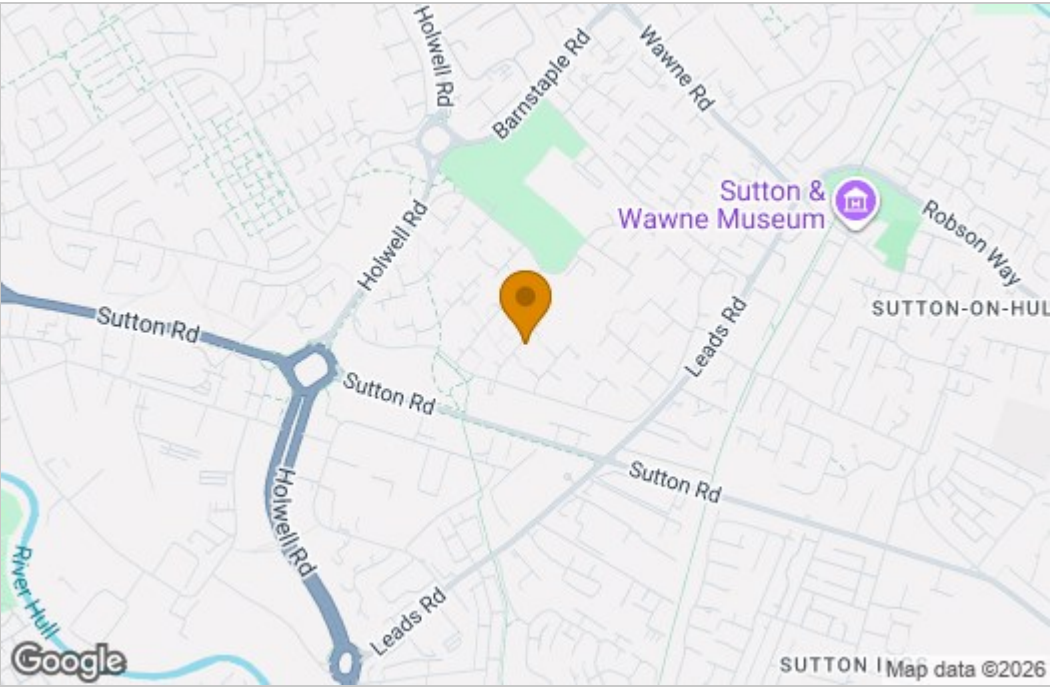
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

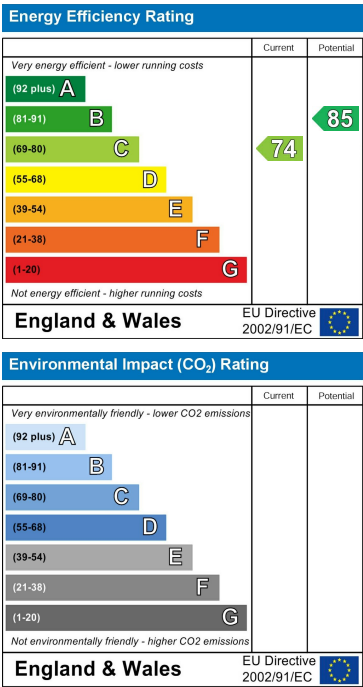
Floor Plan



Area Map



Energy Efficiency Graph



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