Whitakers
Estate Agents









8 Foxhill Close, Hull, HU9 4LP

Asking Price £110,000

Whitakers Estate Agents are pleased to introduce this three-bedroom home on Foxhill Close, offering well-proportioned accommodation together with attractive gardens to both the front and rear. Situated in east Hull, the property is conveniently placed for Oldfleet Primary School, while nearby Alderman Kneeshaw Park provides a welcome choice of green space, children's play facilities and outdoor recreation.

Internally, the entrance hall leads into a comfortable lounge featuring an electric fireplace and useful under-stairs storage. Extending across the rear of the property, the fitted kitchen incorporates a breakfast bar together with space for the usual household appliances.
A fixed staircase rises to the first floor, where three bedrooms are arranged around the landing. The two larger bedrooms benefit from built-in wardrobes, while bedroom three provides additional over-stairs storage. Completing the accommodation is a modern shower room furnished with a three-piece suite.

Externally, the property is approached through a landscaped front garden with established boundary hedging and a pathway leading to the entrance. To the rear, the enclosed garden provides an attractive setting for relaxing and entertaining, combining artificial lawn with established borders, a patio and decked seating area. A brick-built shed and outside tap add further practicality.

Taken together, the property offers comfortable and well-arranged accommodation which may prove particularly appealing to first-time buyers and families looking for a home with good internal space and an enjoyable rear garden.

The accommodation comprises

Front external



Externally to the front approach, there is a garden landscaped with wooden chipping, a raised planting bed, and boundary hedging to the surround. A path leads to an entrance door opening into the hallway.

Ground floor

Hall
Wooden glazed entrance door, central heating radiator, and laminate flooring. Leading to :

Lounge 14'10" x 11'6" maximum (4.54 x 3.53 maximum)



UPVC double glazed window, central heating radiator, feature gas fireplace, under stairs storage cupboard, and LTV flooring.

Kitchen 8'1" x 14'10" (2.47 x 4.54)





Wooden glazed rear door, UPVC double glazed window, vort central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktops and breakfast bar with splashback panelling above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 14'4" x 9'10" (4.37 x 3.00)



UPVC double glazed window, central heating radiator, built-in wardrobes, and carpeted flooring.

Bedroom two 8'11" x 9'10" (2.72 x 3.00)



UPVC double glazed window, central heating radiator, built-in wardrobes, and laminate flooring.

Bedroom three 10'11" x 6'10" maximum (3.35 x 2.10 maximum)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and laminate flooring.

Shower room



Two UPVC double glazed windows, central heating radiator, and fully tiled. Furnished with three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



The southerly facing and enclosed rear garden is laid to lawn with faux grass with well-stocked borders, and complemented with a patio and wooden decked seating area.

Additional features

The residence also benefits from having a brick-built shed, and an outside tap.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0038000400080A
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 7 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We 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.

The agents 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.

Free Market Appraisals / Valuations

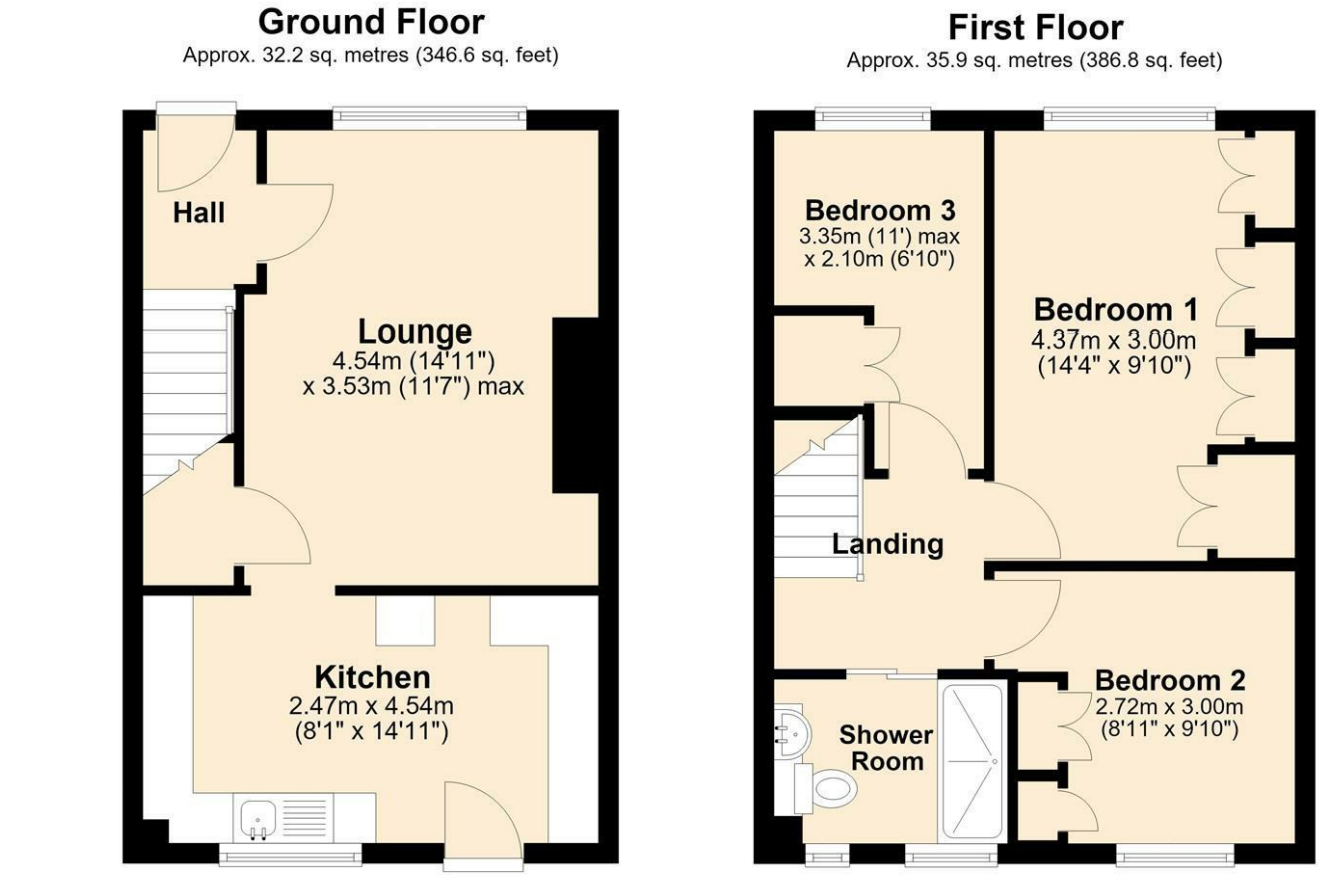
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

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 £50.00 - these fees are non refundable.

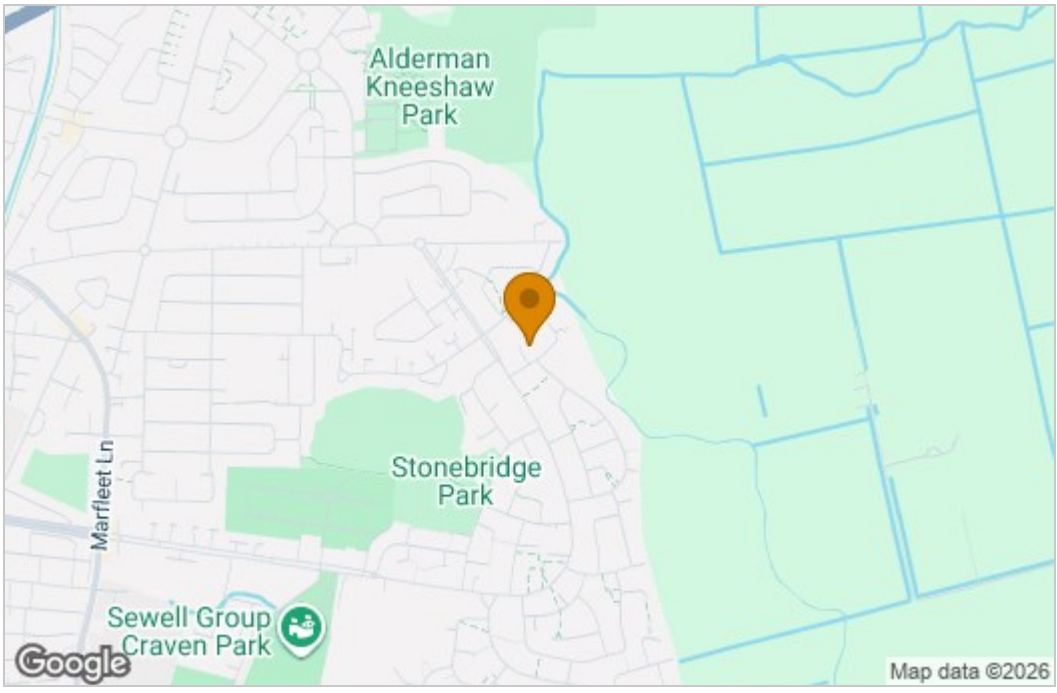
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

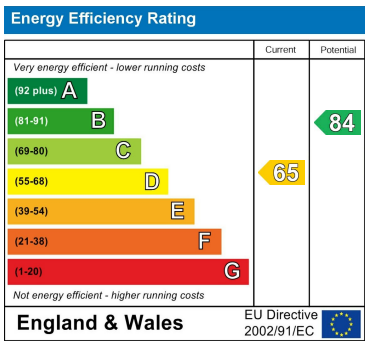


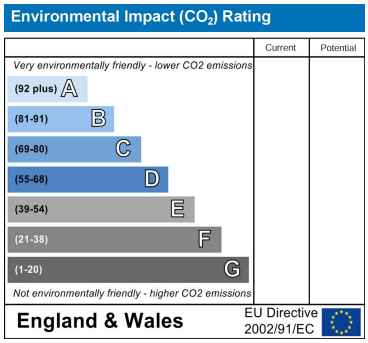
Total area: approx. 68.1 sq. metres (733.4 sq. feet)

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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