Whitakers
Estate Agents









8 St. James Close, Hull, HU7 4XF

Offers Over £160,000

THIS OUTSTANDING 3 BEDROOM SEMI-DETACHED FAMILY HOME IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated on a quiet residential cul-de-sac in this most popular and sought after area, the property is just a short walk from the centre of Sutton Village as well as being ideally positioned for local schools and benefitting from excellent transport links around the City.

Having been much improved and refurbished by the current owners and presented in "move-in" condition, the property briefly comprises; entrance porch, spacious lounge and a modern fitted kitchen/diner to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a recently refurbished bathroom.

Externally the property benefits from front and rear gardens together with a side drive and extended garage.

Also benefitting from gas central heating and uPVC double glazing throughout, this property would make an ideal family home or first purchase and viewing is highly recommended to fully appreciate the opportunity!

The Accommodation Comprises

Front Porch
uPVC front entrance door into brick built porch with tiled flooring, uPVC side window and door into lounge.

Lounge 15'9 x 13'2 (4.80m x 4.01m)





Spacious lounge with uPVC window to front aspect, freshly carpeted flooring, central heating radiator, open plan freshly carpeted stairs to first floor and under stair cupboard.

Dining Kitchen 15'9 x 10'5 (4.80m x 3.18m)





The modern kitchen is fitted with a range of grey wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and mid level electric fan oven, stainless steel sink drainer and plumbing for automatic washing machine and dish washer. Laminate flooring, central heating radiator, uPVC window to rear aspect together with uPVC rear entrance door and side window.

First Floor Landing



Also freshly carpeted with uPVC window to side aspect and storage cupboard housing combi-boiler.

Bedroom One 12'2 x 9' (3.71m x 2.74m)




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

Bedroom Two 11'4 x 9'7 (3.45m x 2.92m)




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

Bedroom Three 9'2 x 6'6 (2.79m x 1.98m)




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

Family Bathroom



The modern family bathroom comprises a bath with mains shower over and fitted screen, low flush wc and pedestal hand wash basin. Chrome heated towel rail, vinyl flooring, wall tiling to water sensitive areas and uPVC window to rear aspect.

Outside




To the front of the property is a low maintenance garden with bark chippings and decorative aggregate whilst the side driveway leads to the detached garage. Side gate leads to the spacious rear garden.

Garage




The extended detached garage is situated at the foot of the side driveway with up and over door, electric supply and internal window and door to the rear garden. To the rear of the garage is an additional versatile area currently used as a storage shed with separate door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B
Kingston upon 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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 8 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.

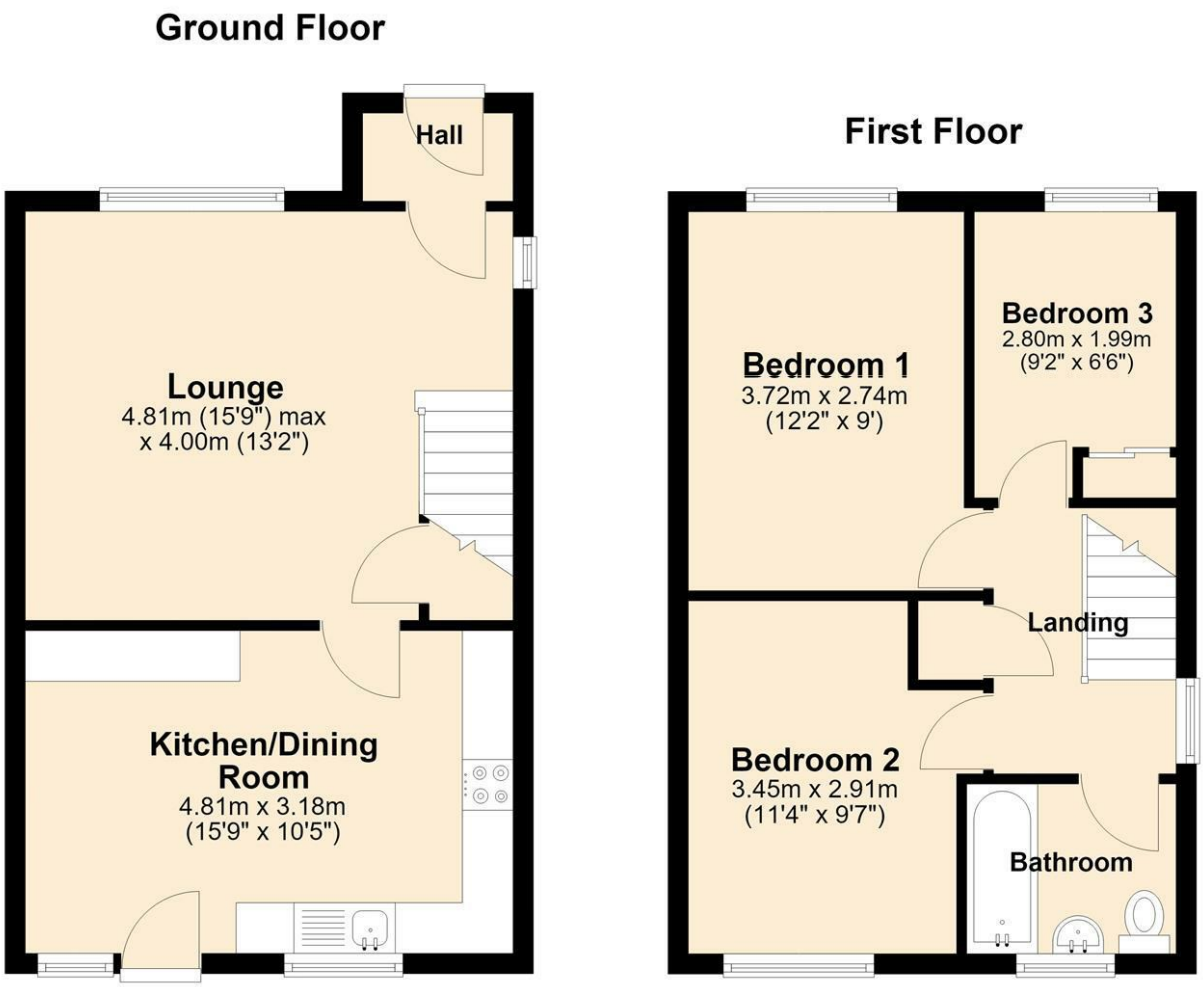
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

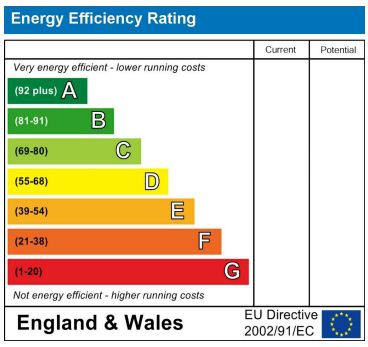
Floor Plan

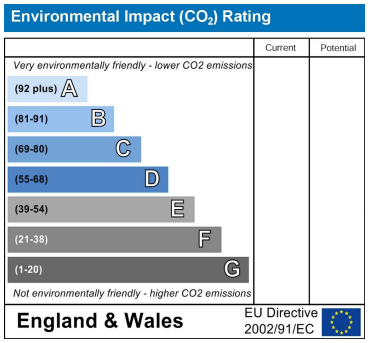


Area Map



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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