

**staniford**  
grays



43 Flanders Red, Hull, HU7 4WF

£129,950









# 43 Flanders Red

Hull, HU7 4WF

- END TERRACE HOME
- CUL-DE-SAC SETTING
- DEDICATED PARKING
- READY TO MOVE IN CONDITION
- VIEWING ADVISED
- NO ONWARD CHAIN
- PRIVATE GARDENS
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS

A SUPERB, 2 BEDROOM OPPORTUNITY AT AN AFFORDABLE PRICE POINT IN A CONVENIENT HULL SETTING.

Situated in a quiet cul-de-sac, the property available has the benefit of its own dedicated off-street parking space.

Ideally suited for investors and first time buyers and offered for sale with no onward chain.

Living space comprises to the ground floor; Entrance Hallway, open plan Dining /Reception Lounge and separate Kitchen. To the first floor a landing gives access to two double Bedrooms and House Bathroom.

Parking for a vehicle exists to the frontage with private hard landscaped gardens to the rear.

Excellent access to the Ring Road and Kingswood Retail Park.

Viewing advised given the ready to move in condition and broad appeal throughout.NO ONWARD CHAIN.



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## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via entrance door, with staircase approach to first floor level. Leads to ground floor reception spaces and...

### CLOAKROOM / W,C

With uPVC privacy window to front elevation, laminate to floor coverings, pedestal basin, low flush w.c.

### KITCHEN

Being neutrally appointed throughout with outlook over frontage via uPVC double glazed window, traditionally styled throughout with a range of fitted wall and base units incorporating hob, low level oven, extractor canopy, sink and drainer, with space for white goods including plumbing for washing machine and space for freestanding fridge freezer.

### RECEPTION LOUNGE

Of an excellent size, suitably proportioned to accommodate furniture suite and dining table also, with French doors leading to patio terrace, additional understairs storage cupboard and a central focal point provided via a fire insert with hearth and surround.

## FIRST FLOOR

### LANDING

Landing leads to two double bedrooms and house bathroom.

### BEDROOM ONE

With outlook to rear garden via uPVC double glazed windows, of double bedroom proportions, with space for freestanding bedroom furniture.

### BEDROOM TWO

With uPVC double glazed window to frontage, storage cupboard housing hot water cylinder, of double bedroom proportions.





### HOUSE BATHROOM

5'10" x 6'5" (1.78 x 1.96)

With white sanitaryware incorporating pedestal wash hand basin, low flush w.c, panelled bath with showerhead, console and shower screen, vinyl flooring and wall mounted light point.

### OUTSIDE

Flanders Red itself remains conveniently positioned within close proximity to the amenities of Kingswood and Sutton Fields, also being close to the main arterial network to Hull City centre and surrounding locations.

The subject dwelling benefits from a peaceful cul-de-sac location, being situated at an end-terrace position, with parking to the front boundary perimeter and Apple Blossom tree to the front also. Secure gated access opens to a private courtyard garden being mainly hard landscaped, with close boarded fencing to perimeter boundaries offering good levels of seclusion throughout.

### AGENTS NOTE

The property comes presented to the market with no onward chain and remains ideally suited to first time buyers and investors given the affordable price point and private location.

### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull council tax band is 'C'.

### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

### WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

### PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



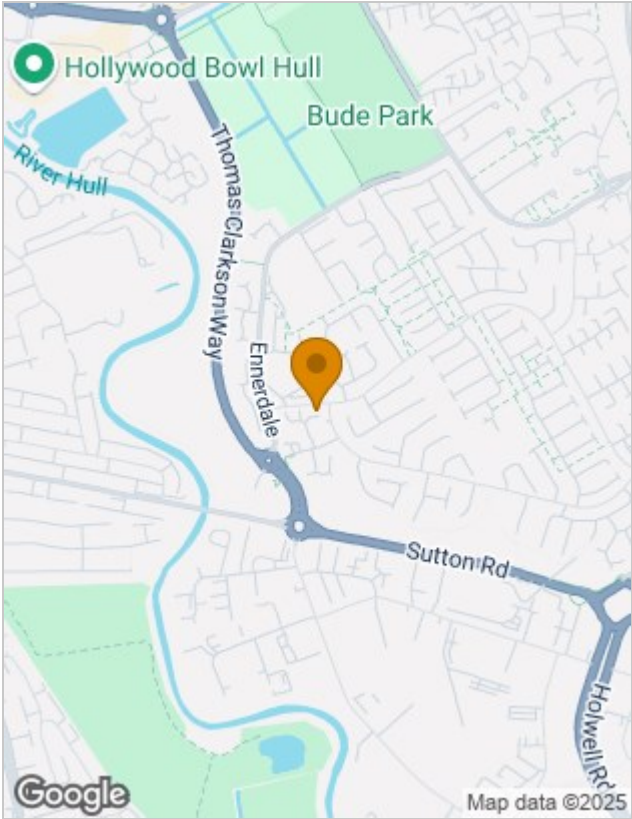
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

