



54, Flax Mill Walk,
Hull, Gilberdyke, HU15 2TW
£125,000



This delightful two-bedroom terraced house on Flax Mill Walk presents an excellent opportunity for first-time buyers or savvy investors. Accommodation comprises: spacious lounge & open plan staircase, dining kitchen, conservatory extends the living space, allowing for an abundance of natural light.

The first floor features a conveniently located bathroom, serving both bedrooms. Each bedroom is a good size, providing ample space for furnishings and personal touches.

Additional benefits of this property include a garage and parking, ensuring that you have all the practical amenities you need. The rear courtyard offers a private outdoor space.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house is well worth your consideration.

Tenure - Freehold
Council Tax Band - A
Epc - C



Tenure: Freehold
ERYCC
BAND: A

ENTRANCE HALL

Entrance door leading into...

LIVING ROOM

4.48m x 4.14m (14'8" x 13'6")

Fireplace housing electric wood burning stove, coving to ceiling, tv and telephone points - stairs of:

DINING KITCHEN

4.14m x 3.18m (13'6" x 10'5")

A range of wall and floor units with complimentary work surfaces with single drainer sink unit. electric cooker, four ring electric hob with concealed extractor over, partially tiled walls, plumbed for automatic washing machine, vinyl effect flooring and sliding patio doors into...

CONSERVATORY

3.11m x 2.14m (10'2" x 7'0")

A good spacious room with french doors giving access to the side garaden. Vinyl flooring.

FIRST FLOOR

LANDING

Loft hatch and cupboard housing boiler.

BEDROOM ONE

3.76m x 3.17m (12'4" x 10'4")

TV point, recessed double wardrobes.

BEDROOM TWO

2.55m x 2.23m (8'4" x 7'3")

To the rear elevation.

BATHROOM

2.55m x 1.81m (8'4" x 5'11")

White suite comprising: low flush w/c, pedestal wash hand basin and panelled bath with shower over. Partially tiled walls and vinyl effect flooring.

OUTSIDE

To the rear of the property is an enclosed paved courtyard garden area with a raised corner deck and flower beds. The front of the property has been altered to create a parking space. Located nearby is a single garage and parking.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are

advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

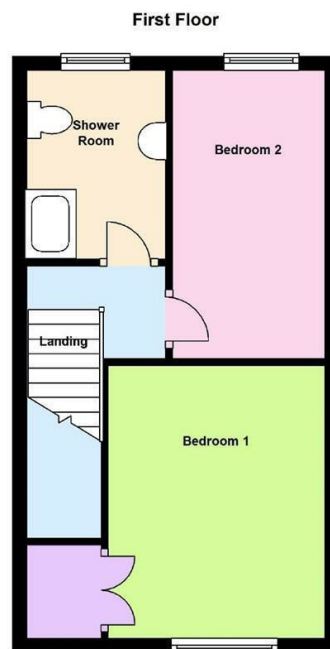
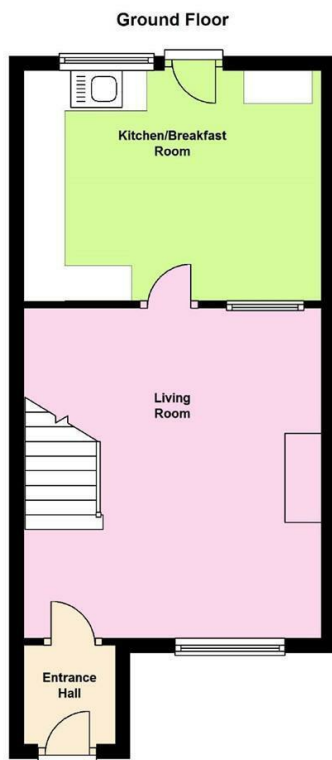
APPLIANCES

None of the appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 62.8 sq. metres (675.5 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

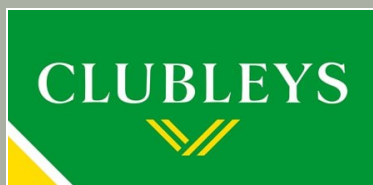
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.