Whitakers
Estate Agents

32 Vickerman Close, Hull, HU10 7FS

£270,000

Whitakers Estate Agents are pleased to introduce this beautifully presented three-bedroom semi-detached home, constructed by Bellway Homes and forming part of the popular Tranby Park development within Anlaby. Arranged over three floors and enjoying an attractive position with open views across the communal green and play park, the property offers well-proportioned and thoughtfully arranged accommodation throughout.

Upon entry, the resident is greeted by a welcoming entrance hall with useful built-in storage. The ground floor accommodation includes a fitted kitchen/diner with a range of integrated appliances, a convenient cloakroom and a comfortable lounge positioned to the rear, where French doors provide a natural connection with the garden.
To the first floor are two well-proportioned bedrooms, with bedroom two benefiting from its own en-suite shower room, together with the family bathroom. A further staircase ascends to the second floor, which is dedicated to bedroom one and its accompanying en-suite shower room, creating an appealing principal bedroom space.

Externally, the property is approached via a gravelled front garden complemented by decorative planting, while a side drive accommodates off-street parking.
French doors from the lounge open onto an enclosed patio with a separate storage area for bins and a shed. Steps ascend to a further seating area enhanced by raised planting beds, creating an attractive and low-maintenance outdoor space.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external

Externally to the front aspect, there is a gravelled garden with decorative planting, and a side drive that accommodates off-street parking.

Ground floor

Hallway
Composite double glazed entrance door, UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

Kitchen / diner 15'1" x 8'5" maximum (4.61 x 2.59 maximum)

UPVC double glazed bay window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

Cloakroom
UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 10'4" x 15'5" maximum (3.17 x 4.70 maximum)

UPVC double glazed French doors, central heating radiator, and carpeted flooring.

First floor

Landing
UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

Bedroom two 9'1" x 15'5" maximum (2.77 x 4.70 maximum)

Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

En-suite

Central heating radiator, and partly tiled to

splashback areas with tiled flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

Bedroom three 11'7" x 8'4" (3.54 x 2.55)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, wash basin with mixer tap, and low flush W.C.

Second floor

Landing

Built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'5" x 15'5" (3.80 x 4.70)

UPVC double glazed window, central heating radiator, and carpeted flooring.

En-suite

Roof style window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

Rear external

French doors from the lounge open onto an enclosed patio with separate storage area for bins, and a shed. Steps ascend to a further seating area enhanced with raised planting beds.

Location

The location is another real strength. Tranby Park is conveniently placed for Anlaby village and its range of shops, cafés and everyday amenities, together with Anlaby Retail Park, which includes Marks & Spencer Foodhall and other major retailers. Haltemprice Leisure Centre is also

nearby, offering swimming, gym and sporting facilities, with the adjoining play areas and playing fields providing further recreational space. The development is also well positioned for access towards Hull city centre, the A63 and surrounding West Hull villages.

Land boundary

Service charge

Service maintenance cost for upkeep of landscaped areas and play park currently paying £150 per annum.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL013032000
Council Tax band - D

EPC rating

EPC rating - B

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 1000 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.

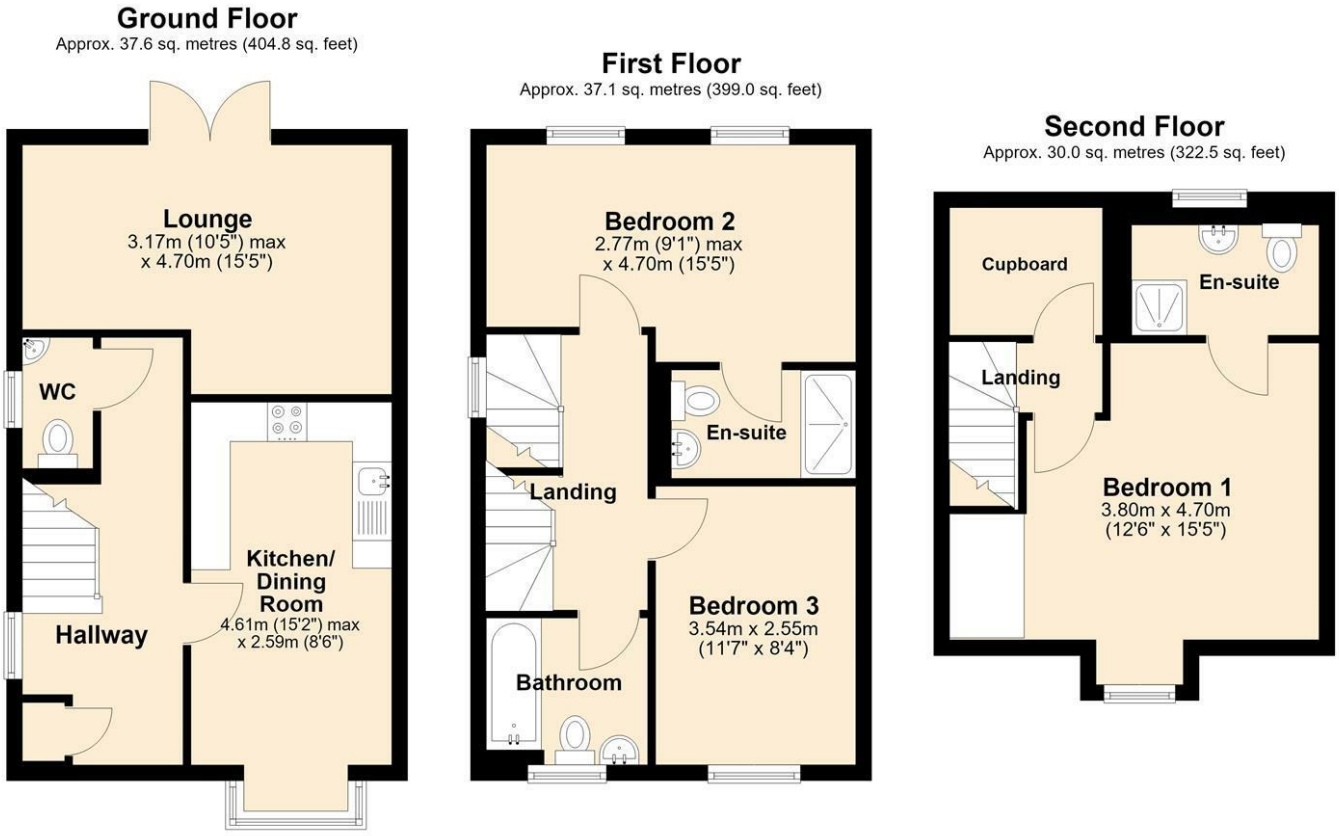
Making an offer

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.

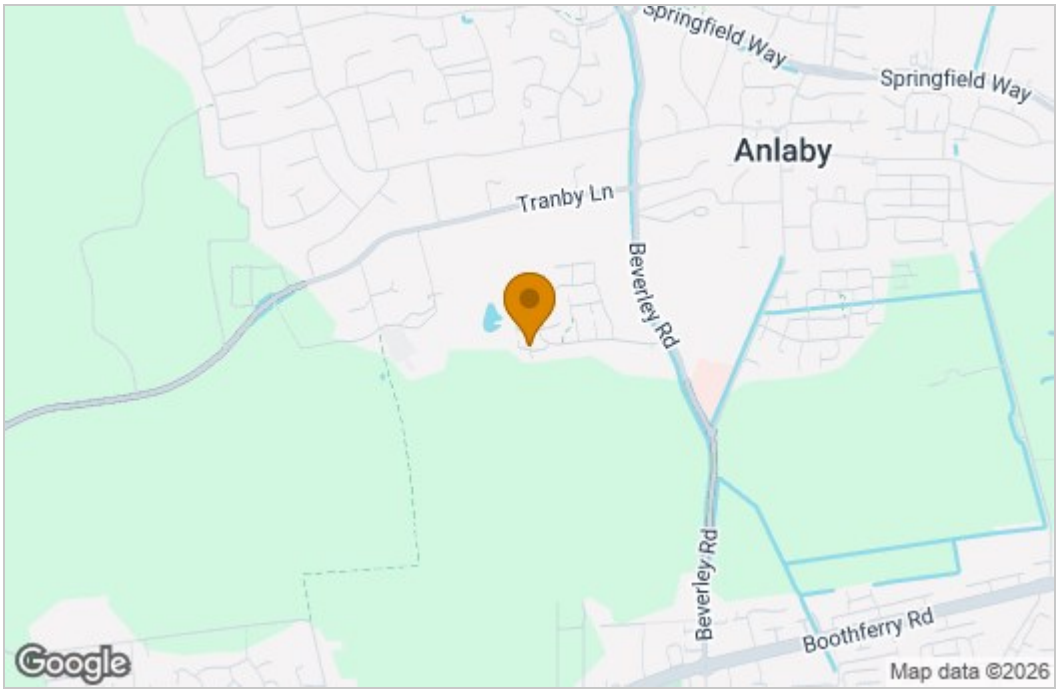
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

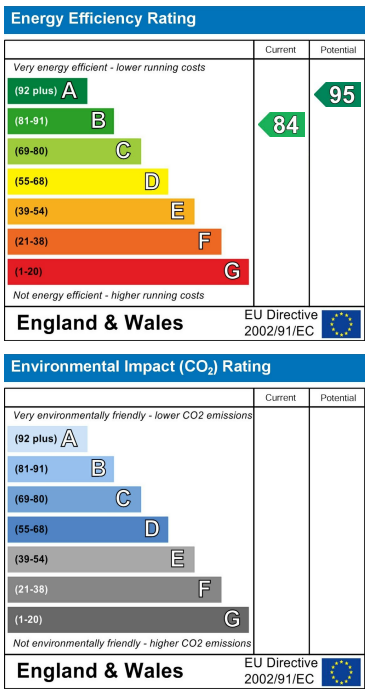


Total area: approx. 104.6 sq. metres (1126.3 sq. feet)

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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