

Whitakers

Estate Agents



19 Mallard Road, Hull, HU9 4UH

Asking Price £100,000

Whitakers are pleased to bring this spacious 3 bedroom terraced house to the market, available with NO ONWARD CHAIN!

In need of a degree of modernisation and updating, the property nevertheless offers the discerning buyer the opportunity to put their own stamp on a well proportioned family home in a popular and sought after area!

Ideally located for local shops, schools and amenities, the property briefly comprises; entrance hallway, lounge and dining kitchen to the ground floor whilst to the first floor there are three generously sized bedrooms, shower room and separate wc.

Also benefitting from gas central heating and majority UPVC double glazing together with private rear garden, the property will appeal to first time buyers, families and investors alike hence, early viewing is recommended!

The accommodation comprises

Entrance Hallway



UPVC door into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

Lounge 15' x 12'6 (4.57m x 3.81m)



With carpeted flooring, UPVC front bay window, feature fireplace with inset fire, central heating radiator and under stair storage cupboard.

Dining Kitchen 8'3 x 16'9 (2.51m x 5.11m)



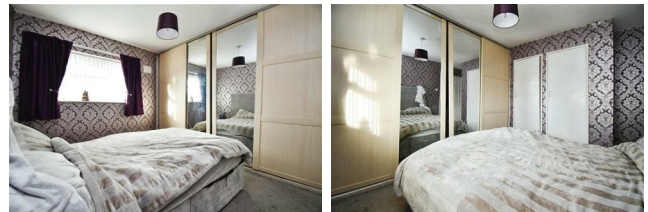
With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. inset 1 1/4 bowl sink/drainers, space for cooking appliance, plumbing for automatic washing machine, space for fridge/freezer and dining table. Laminate flooring, ceiling spot lights, door to rear garden and UPVC window to rear aspect.

First floor landing



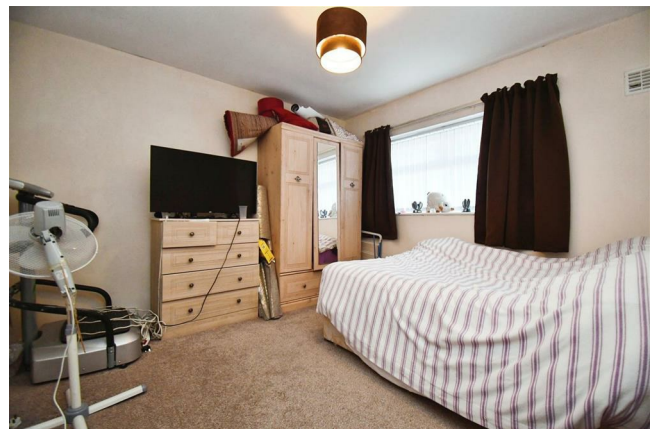
Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 12'11 x 11'3 max (3.94m x 3.43m max)



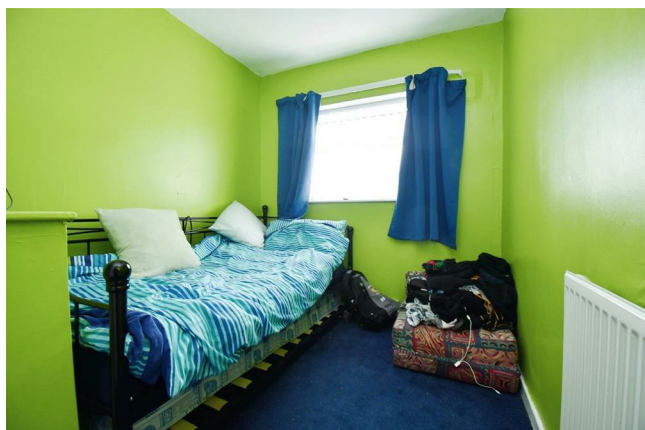
UPVC window to front aspect, carpeted flooring, central heating radiator, fitted wardrobes to one wall and built in cupboards to second wall.

Bedroom Two 10'4 x 11'3 (3.15m x 3.43m)



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

Bedroom Three 9'9 x 7'2 (2.97m x 2.18m)



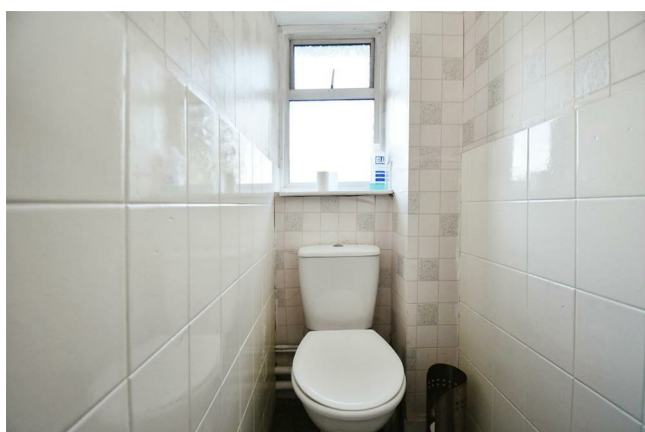
UPVC window to front aspect, carpeted flooring and central heating radiator.

Wet room 6'1 x 4'10 (1.85m x 1.47m)



with vinyl flooring, tiled walls, wall mounted electric shower, hand wash basin and UPVC window to rear aspect.

Separate wc 6'1 x 2'9 (1.85m x 0.84m)



With tiled walls, low flush wc and UPVC window to rear aspect.

Outside



To the front of the property is a small courtyard garden with wrought iron fencing and shared passage access to the rear of the property where there is an enclosed garden laid mainly to lawn with paved patio and rear decked area. There are two brick built storage sheds and fencing to perimeters with borders featuring mature plants, shrubs and trees.

Tenure

The property is Freehold

Council Tax

Council Tax Band A

Kingston upon Hull City Council

EPC

Awaited

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Medium

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 12 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

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

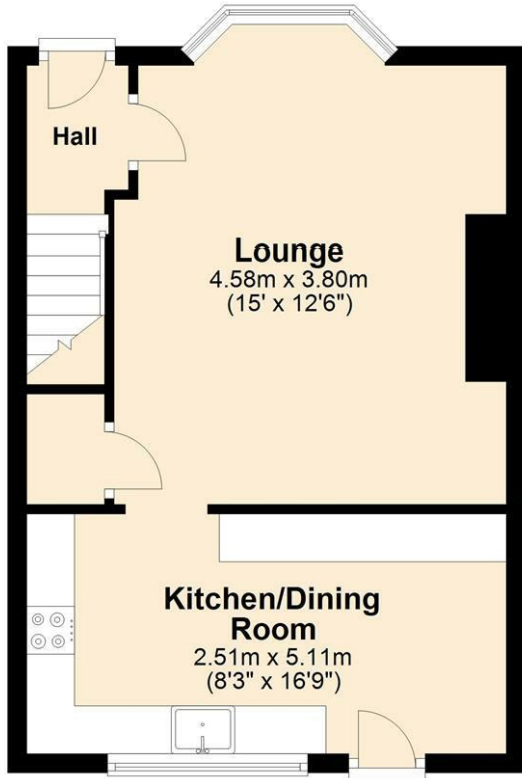
Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration:

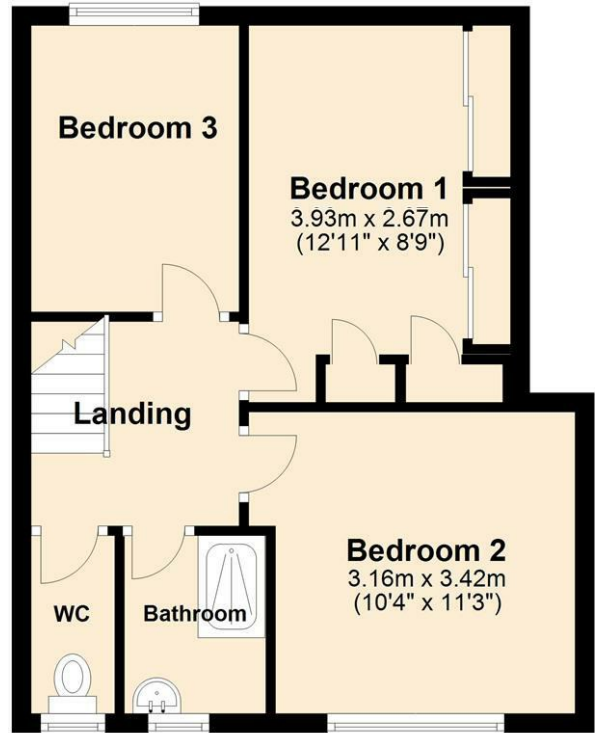
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Floor Plan

Ground Floor

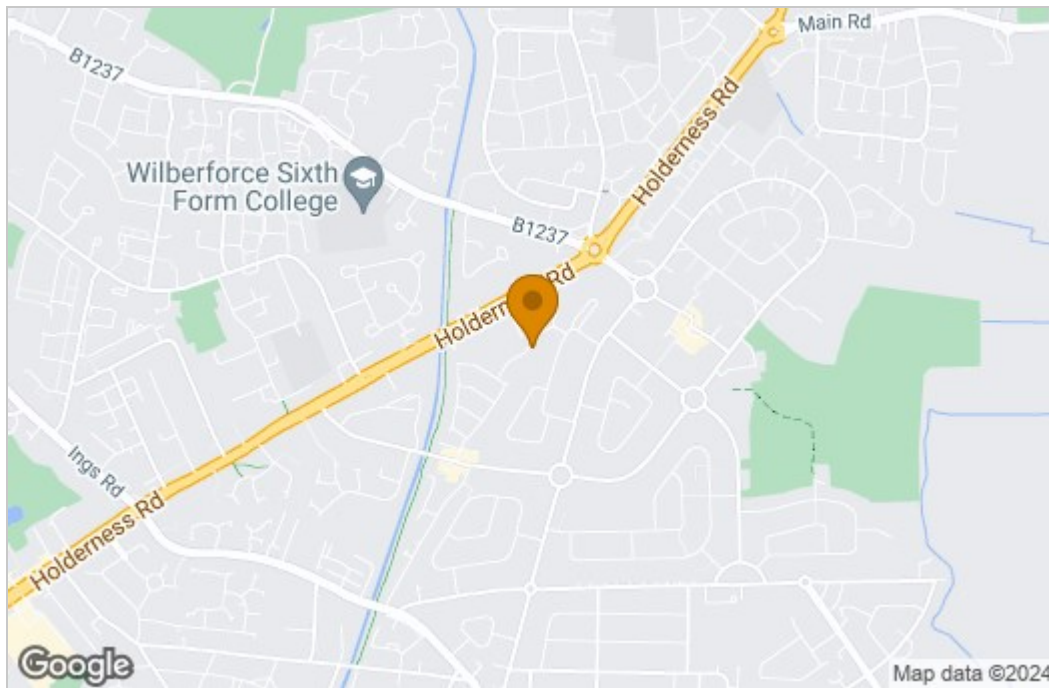


First Floor

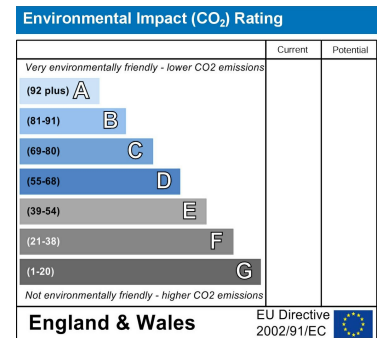
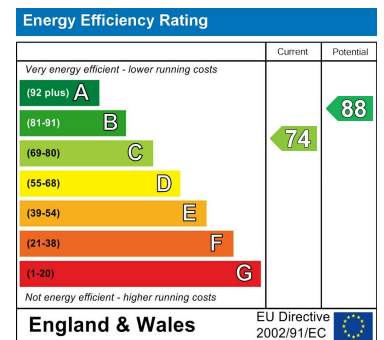


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.