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**Limb**  
MOVING HOME



*33 Pickering Road, Hull, East Yorkshire, HU4 6TA*

- 📍 CHAIN FREE
- 📍 Immaculately Presented
- 📍 Three Fitted Bedrooms
- 📍 Council Tax Band = C
- 📍 Modern Kitchen & Bathroom
- 📍 Lovely Rear Garden
- 📍 Parking & Garage
- 📍 Freehold / EPC = D

**£200,000**



## INTRODUCTION

Viewing is essential of this semi-detached house offering immaculately presented accommodation complemented by a lovely rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, spacious lounge/diner, modern kitchen with built in appliances and a lovely conservatory with doors opening out to the raised deck and garden beyond. Upon the first floor are three bedrooms, all having fitted wardrobes plus there is a modern bathroom with shower facility. The current owners have also used the loft area as a home office or hobby room and can be accessed via the loft hatch with pull down ladder. The property has the benefit of gas central heating to radiators and uPVC double glazing.

Outside, there is a garden area to the front with attractive shrubbery and trees including a beautiful magnolia tree. A shared side drive leads up to the off street parking and single detached garage. The lovely rear garden has been set out for ease of maintenance. There is a raised deck directly adjoining the rear of the property with steps leading down to the garden with artificial lawn, patio and further decked seating area plus attractive borders including a gorgeous camellia plant.

## LOCATION

Pickering Road runs between Anlaby High Road and Boothferry Road. The property is well placed for local shops, school, supermarkets, general amenities and recreational facilities including Costello Playing Fields and Pickering Park. Eastfield Primary with an outstanding Ofsted rating and Sirius Academy are both within a mile of the property. Convenient access is available to the Humber Bridge and Lincolnshire to the south, Hull city centre to the east or the west Hull villages to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor and useful understairs cupboard.



## LOUNGE/DINER

24'6" x 11'9" approx (7.47m x 3.58m approx)

With feature surround and bay window to the front elevation.



## KITCHEN

16'11" x 5'11" approx (5.16m x 1.80m approx)

Having a range of contemporary units with laminate worksurfaces, glass upstands and splashback, sink and drainer with mixer tap, Bosch double oven and five ring gas hob with filter hood above. There is also a washing machine, wine chiller and space for fridge/freezer. Windows to side and rear elevations.



## CONSERVATORY

12'9" x 9'3" approx (3.89m x 2.82m approx)  
With doors opening out to the rear deck and garden beyond.



## FIRST FLOOR

### LANDING

With window to side and loft hatch with pull down ladder giving access to the carpeted loft which the current owners have used as a home office or hobby room.



## BEDROOM 1

12'6" x 11'0" approx (3.81m x 3.35m approx)  
Measurements into fitted wardrobes to one wall. There is also a matching dressing table. Bay window to front elevation.



## BEDROOM 2

11'8" x 11'0" approx (3.56m x 3.35m approx)  
With fitted wardrobes to one wall with sliding doors and fitted with shelving and hanging space. The wardrobe also houses the gas central heating boiler.



## BEDROOM 3

9'0" x 6'3" approx (2.74m x 1.91m approx)  
With fitted wardrobe and overhead storage. Window to front elevation.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W..C. Window to rear.



## LOFT SPACE

Accessed via a pull down loft ladder with carpet and Velux window to rear.





## OUTSIDE

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## PATIO





## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

All carpets, curtains, blinds and light fittings are included within the sale.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

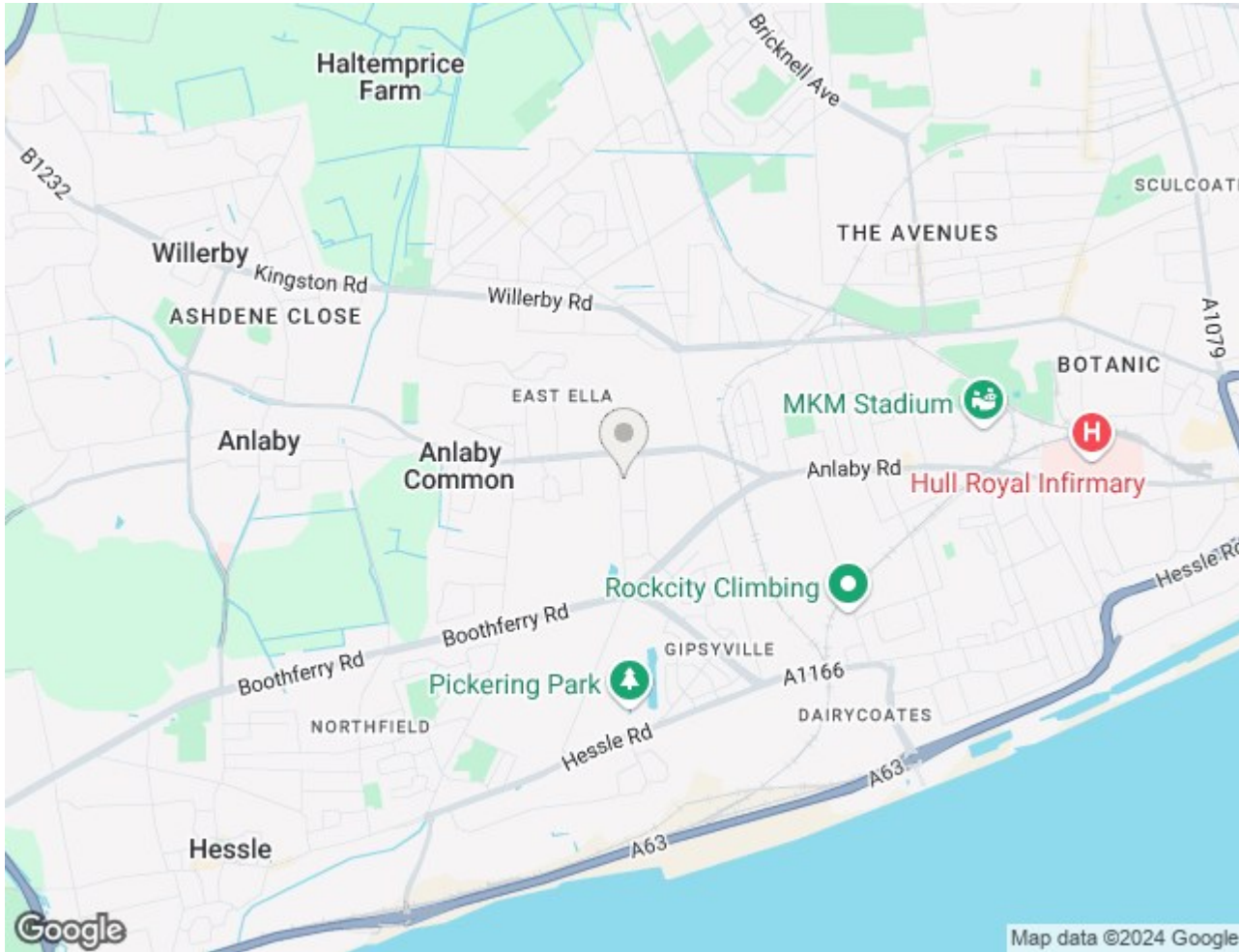
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view 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.

## VALUATION SERVICE

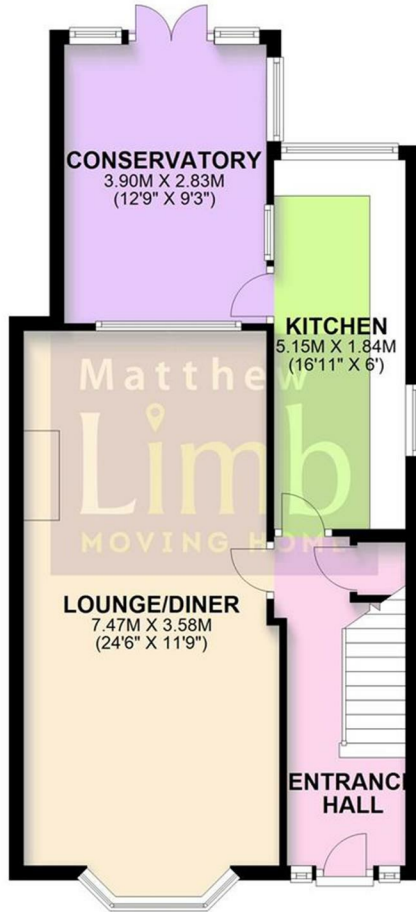
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





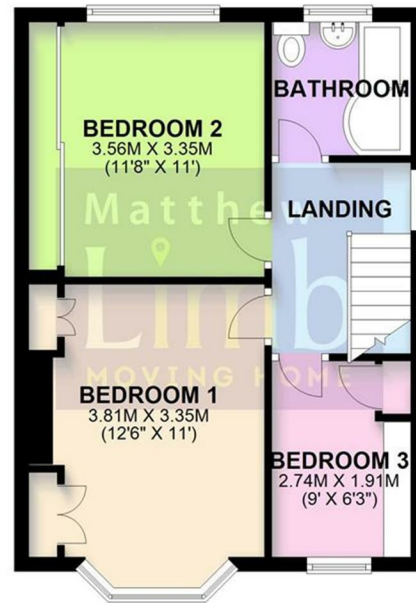
### GROUND FLOOR

APPROX. 56.0 SQ. METRES (603.1 SQ. FEET)



### FIRST FLOOR

APPROX. 40.4 SQ. METRES (435.2 SQ. FEET)



TOTAL AREA: APPROX. 96.5 SQ. METRES (1038.2 SQ. FEET)

33 PICKERING ROAD, HULL

