

# Whitakers

Estate Agents



## 54 East Ella Drive, Hull, HU4 6AN

**£170,000**

No Onward Chain!

This extended three bed end property is offered to the market with no onward chain involved, situated in a much sought after location, well placed to access great local schools making this a popular choice for families.

The main features include - entrance hall, open plan through lounge / diner, sun room and extended 19' fitted kitchen. The first floor boasts three good bedrooms (all of which have fitted wardrobes) (bed two with built in media wall) together with the family bathroom suite and drop down ladder to the part boarded loft space.

Externally to the front is a low maintenance garden which is mainly laid to gravel for off street parking accessed via the ten foot, the rear garden is mainly laid to lawn with a raised decked area to enjoy the sun in the warmer months. This property also benefits from solar panels to the front and rear which facilitates cheaper electricity running costs.

Early viewings advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Upvc double glazed door and central heating radiator, Leading to:

#### Lounge 11'8" x 9'1" (3.56m x 2.77m )



Upvc double glazed bay window, central heating radiator, wood burner with wooden surround and laminate flooring.

#### Dining Room 12'0" x 10'4" (3.66m x 3.15m )



Double doors opening to the sun room, central heating radiator, under stairs storage cupboard and laminate flooring.

#### Sun Room 8'7" x 5'8" (2.62m x 1.73m )



Upvc double glazed French doors leading to the rear external.

#### Kitchen 19'3" x 7'6" (5.87m x 2.29m )



Upvc double glazed window to the rear elevation, central heating radiator and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer, oven with hob and hood above and integrated dishwasher.

### First Floor

#### Landing

Upvc double glazed window to the side elevation, built in storage cupboard and access to the loft hatch. Leading to:

Bedroom One 9'3" x 8'5" (2.82m x 2.59m )



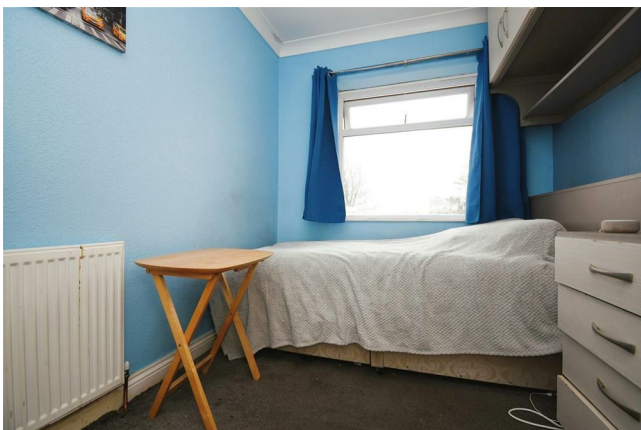
Upvc double glazed bay window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Two 10'2" x 9'6" (3.12m x 2.90m )



Upvc double glazed window to the rear elevation, central heating radiator, fitted wardrobe and media wall.

Bedroom Three 8'11" x 7'3" (2.74m x 2.21m )



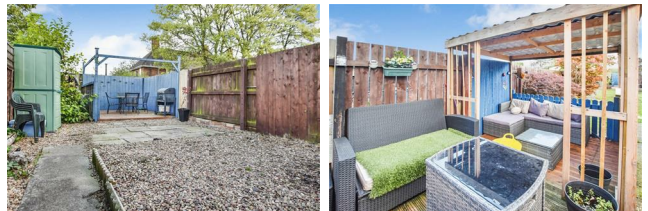
Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

Bathroom 8'3" x 4'3" (2.54m x 1.30m )



Upvc double glazed window to the front elevation, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap and low flush W.C.

#### External



Externally to the front is a low maintenance garden which is mainly laid to gravel for off street parking accessed via the ten foot, the rear garden is mainly laid to lawn with a raised decked area to enjoy the sun in the warmer months. This property also benefits from solar panels to the front and rear which facilitates cheaper electricity running costs.

#### Tenure

The property is held under Freehold tenureship.

#### Council Tax Band

Council Tax band - B

Local Authority - Kingston-upon-hull (city And County Of)

#### EPC Rating

EPC rating - C

#### 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 sale 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.

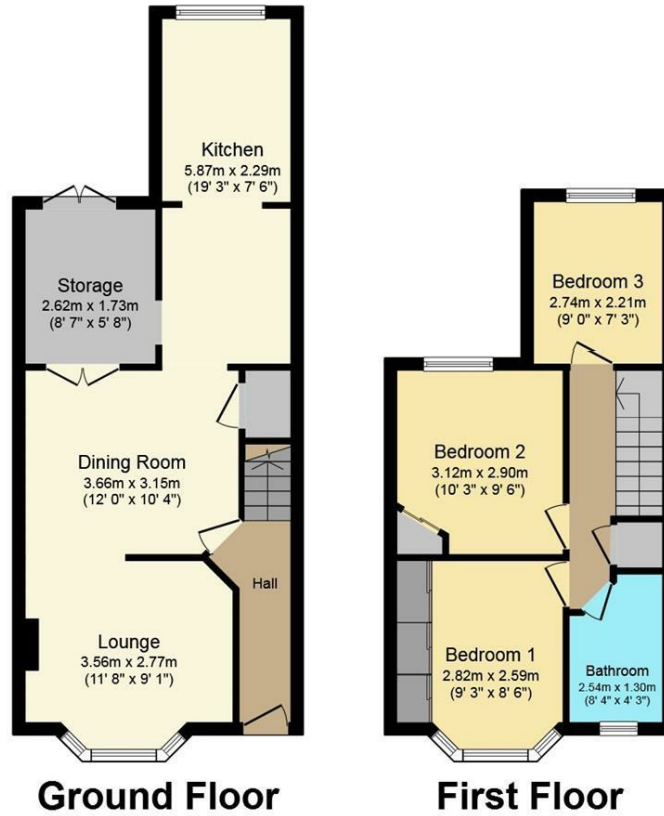
#### Free Market Appraisals / Valuations

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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



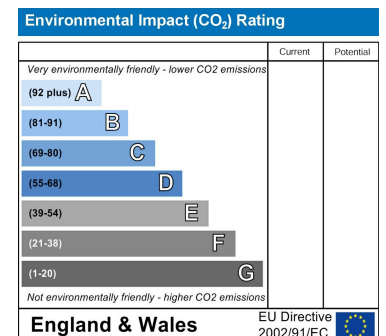
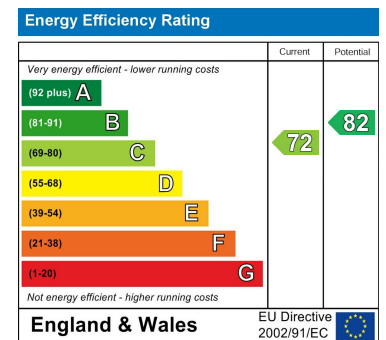
Total floor area 82.0 m<sup>2</sup> (883 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# 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.