

Whitakers

Estate Agents



156 Bristol Road, Hull, HU5 5XW

£125,000

** NO ONWARD CHAIN **

This immaculate mid terrace property has been extended from its original design - along with having a new roof fitted circa November 2023 - to offer its occupant ample living space across both floors and is situated on a popular residential location within close proximity to the well connected Willerby Road as well as an abundance of local amenities.

Briefly comprising entrance hall, open plan lounge / dining area and fitted kitchen with a host of integrated appliances to the ground floor, the first floor boasts two double bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front of the property there is a gravelled garden providing off street parking. At the rear of the property there is a lawn garden with decking, fencing to the perimeter, outside water and lighting, potential for ten foot access.

Taken together, the accommodation on offer would make an ideal starter home for the first time buyer or the investor seeking to increase their portfolio with a property they can introduce to the lettings market with immediate effect upon completion.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door, laminate flooring and staircase to the landing off.

Lounge



Upvc double glazed window, gas central heating radiator, feature fireplace with a marbled back and hearth and a living flame fire, coved ceiling and laminate flooring.

Dining Room



Gas central heating radiator, coved ceiling, laminate flooring and an under stairs storage cupboard.

Kitchen



Upvc double glazed entrance door and window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, inset stainless steel single drainer sink unit with a mixer tap, newly

fitted split level oven and hob with a cooker hood over, integrated fridge freezer, washer / dryer and dish washer, enclosed gas central heating boiler.

First Floor

Landing

Access to the loft space.

Bedroom One



Upvc double glazed window, gas central heating radiator and a large double wardrobe.

Bedroom Two



Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and screen, pedestal wash basin and a low flush WC, and an extractor fan.

Gardens



To the front of the property there is a gravelled garden providing off street parking. At the rear of the property there is lawned garden with decking, fencing to the perimeter, outside water and lighting, potential for ten foot access.

Tenure (TBC)

The property is held under

Council Tax Band

Council Tax band - A

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

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

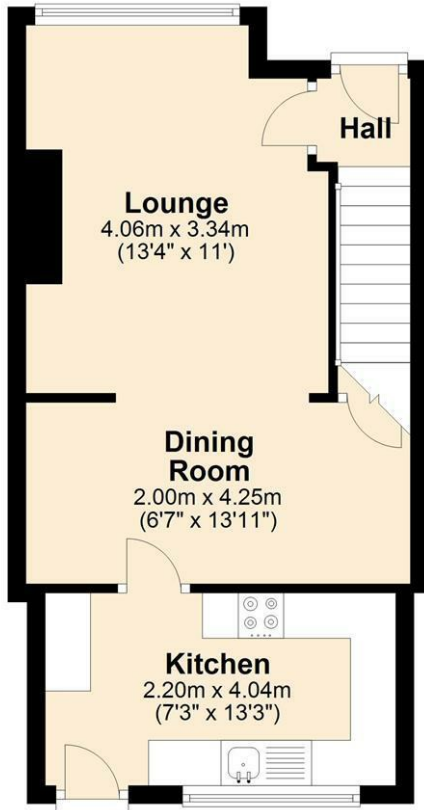
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

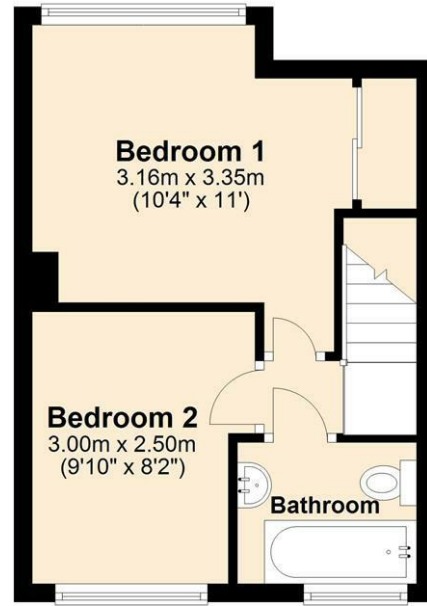
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Floor Plan

Ground Floor



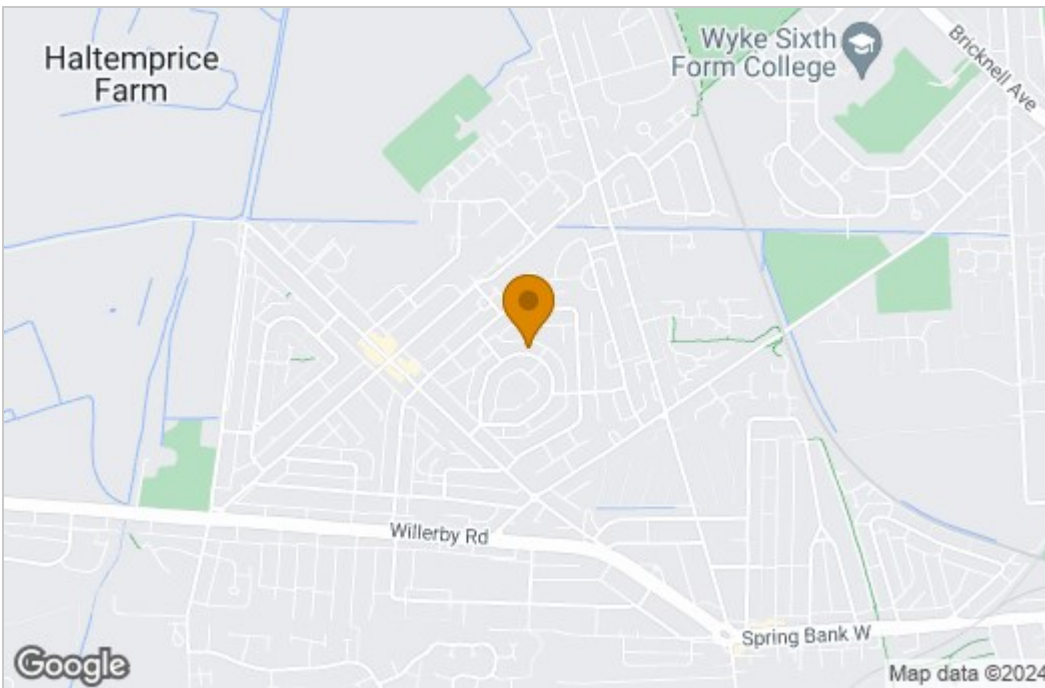
First Floor



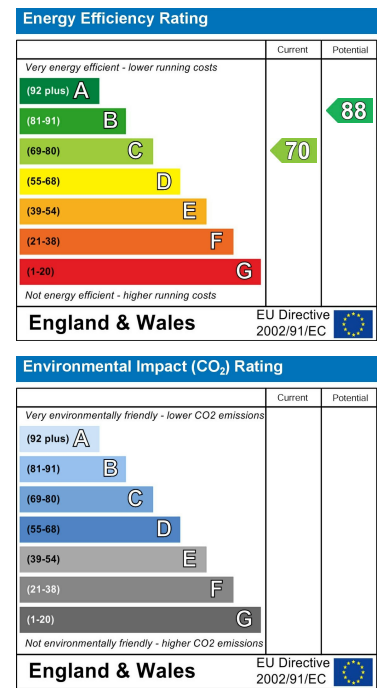
Total area: approx. 58.7 sq. metres (631.7 sq. feet)

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.