

# Whitakers

Estate Agents



## 7 Ilford Road, Hull, HU5 5XD

**£122,500**

This well-presented mid-terrace property is established on a popular residential location which is connected by highly accessible transport links and surrounded by a host of local amenities and leisure facilities – making it ideal for first time buyers, or the investor seeking to increase their property portfolio.

The main features include: entrance lobby, spacious lounge and fitted kitchen to the ground floor; the first floor boasts two good bedrooms and a bathroom furnished with a three-piece suite.

Externally there is an enclosed low maintenance garden, with the kerb lowered to accommodate off-street parking. The enclosed rear garden is partly lawned with patio seating areas and a path leading to the rear ten-foot access. The residence also benefits from having a detached brick-built garage and a dropped kerb to allow parking to the front of the property.

Early viewing is recommended to avoid disappointment.

## The Accommodation Comprises



### Ground Floor

#### Entrance Lobby



UPVC double glazed door, central heating radiator and vinyl flooring. Leading to:

#### Lounge 16'4" x 10'10" (5.00 x 3.32)



UPVC double glazed bay window, central heating radiator, wall mounted electric fire, two built in storage cupboards and laminate flooring.

#### Kitchen 13'9" x 9'8" (4.21 x 2.97 )



UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbed for an automatic washing machine and integrated oven with hob and hood above.

### First Floor

#### Landing

With access to the loft hatch and carpeted flooring. Leading to:

#### Bedroom One 8'5" x 8'2" (2.57 x 2.51 )



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

#### Bedroom Two 9'6" x 8'2" (2.95 x 2.50 )



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

#### Bathroom 7'3" x 4'10" (2.22 x 1.48 )



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with vinyl flooring and fitted with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

## External



Externally there is an enclosed low maintenance garden, laid to with slate chipping. The enclosed rear garden is partly lawned with patio seating areas and a path leading to the rear ten-foot access. The residence also benefits from having a detached brick-built garage and a dropped kerb to allow parking to the front of the property.

### Tenure

We believe the tenure of the property to be Leasehold on a 999 year lease commencing 1938 with a ground rent of £3.00 per annum (

### Council Tax Band

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

Local authority reference number - 00030388000702

Council Tax band - A

### EPC Rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - ADSL Under 24Mbps / Superfast 24-100Mbps / Ultrafast 100-999Mbps / Gigabit 1000Mbps

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.

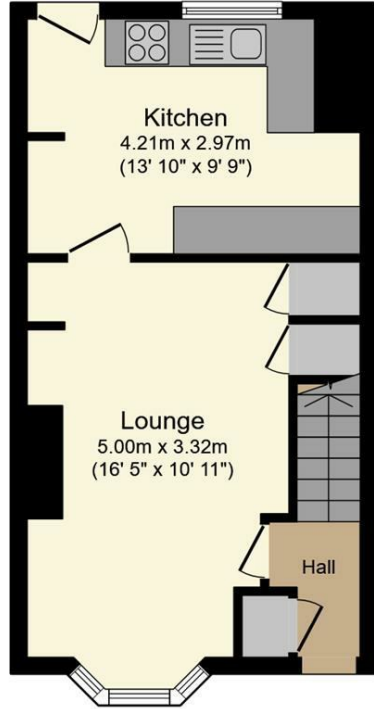
### Free Market Appraisals / Valuations

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

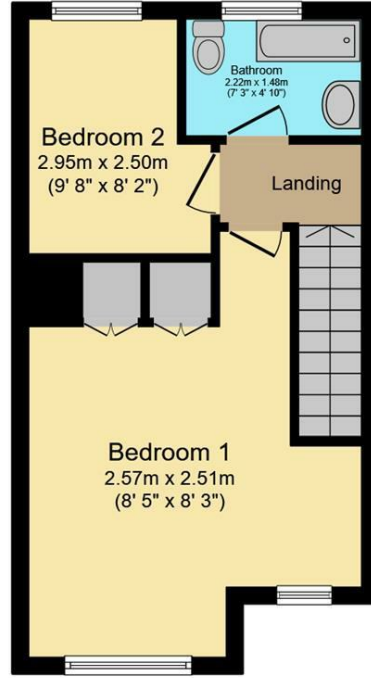
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan



## Ground Floor

Floor area 34.5 m<sup>2</sup> (371 sq.ft.)



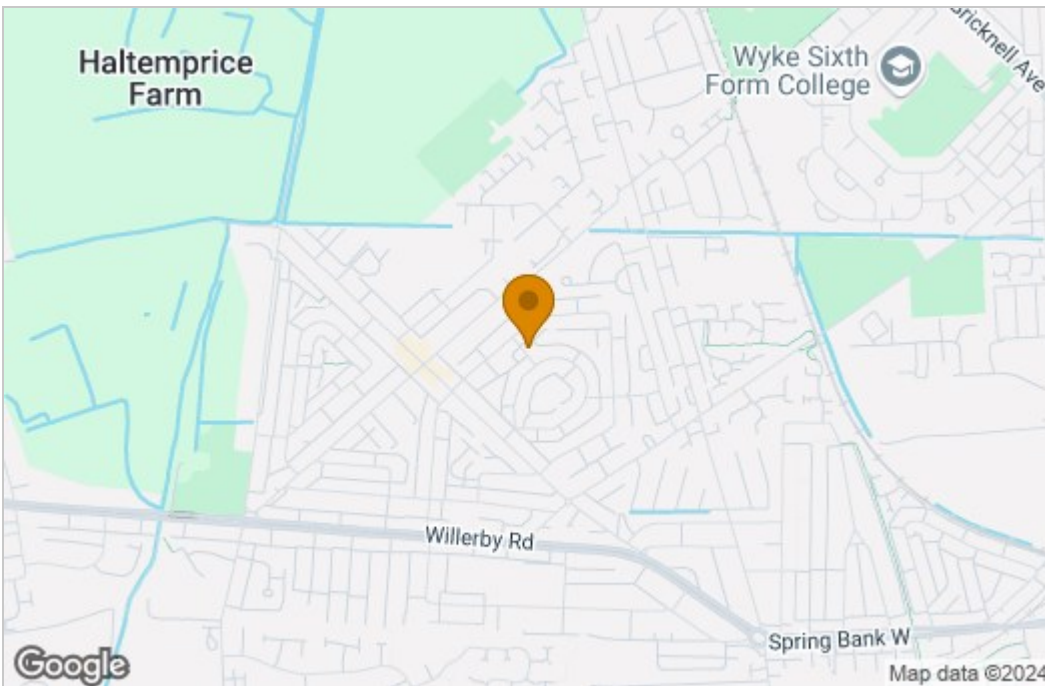
## First Floor

Floor area 32.5 m<sup>2</sup> (349 sq.ft.)

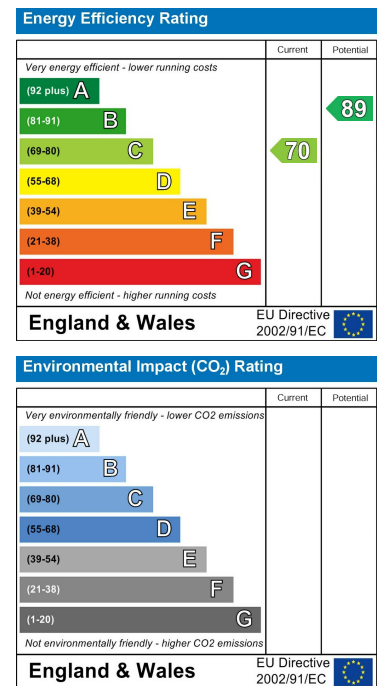
**TOTAL: 66.9 m<sup>2</sup> (721 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.