

Whitakers

Estate Agents



34 The Paddock, Hull, HU4 6XU

£179,950

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached house which has been the subject of substantial extension and enhancement by the current owner to provide an ample and contemporary living space throughout.

The property is established within a private cul-de-sac off the well-connected Anlaby Park North which is renowned for its close proximity to highly accessible infrastructure, local amenities and leisure facilities including the Costello Stadium and adjoining playing fields with nature trails.

Briefly comprising entrance lobby, spacious lounge and fitted open plan kitchen and dining room to the ground level, the first floor boasts a double bedroom with over stairs wardrobe, good second bedroom and a wet room furnished with

Externally there is a low maintenance garden which accommodates off-street parking and enclosed by boundary hedging. A wooden gate opens to the private side access and to the large and enclosed rear garden: partly laid to lawn with patio seating areas and gravelled section. The residence also benefits from having a large wooden shed which can be used as an entertainment room.

Taken together, the accommodation on offer is ideal for a first-time buyer seeking to make their initial step onto the property ladder with a home they can move straight into, or a young family seeking a property with

The Accommodation Comprises

Ground Floor

Entrance Lobby

Composite door, central heating radiator and carpeted flooring. Leading to:

Lounge 12'11" x 11'8" (3.95 x 3.56)



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

Kitchen 8'11" x 11'8" (2.74 x 3.56)



Central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above, integrated fridge-freezer and plumbed for a washer and dryer.

Cloakroom



UPVC double glazed window, central heating radiator, tiled flooring and fitted with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

Sitting Room / Dining Area 13'11" x 13'2" (4.25 x 4.03)



UPVC double glazed French doors, UPVC double glazed windows, two sky lights, central heating radiator and tiled flooring.

First Floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring.

Bedroom One 11'8" x 11'8" (3.56 x 3.56)



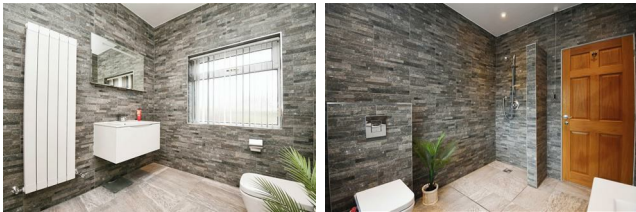
UPVC double glazed bay window, central heating radiator, over stairs wardrobe and carpeted flooring.

Bedroom Two 12'0" x 7'3" (3.68 x 2.21)



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

Wet Room



UPVC double glazed window, central heating radiator, fully tiled with underfloor heating and fitted with a wall-mounted mixer shower, vanity wash basin with mixer tap and backlit mirror above, low flush W.C and integrated Bluetooth speaker system.

External



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Tenure

The property is held under Freehold tenureship

Council Tax Band

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

Local authority reference number - 00030065003401

Council Tax band - B

EPC Rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 6 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

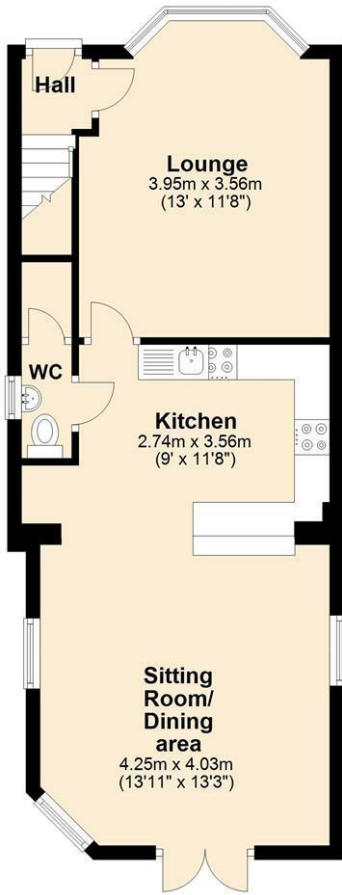
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

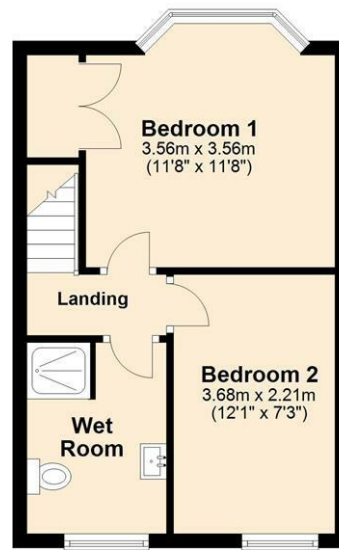
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Floor Plan

Ground Floor

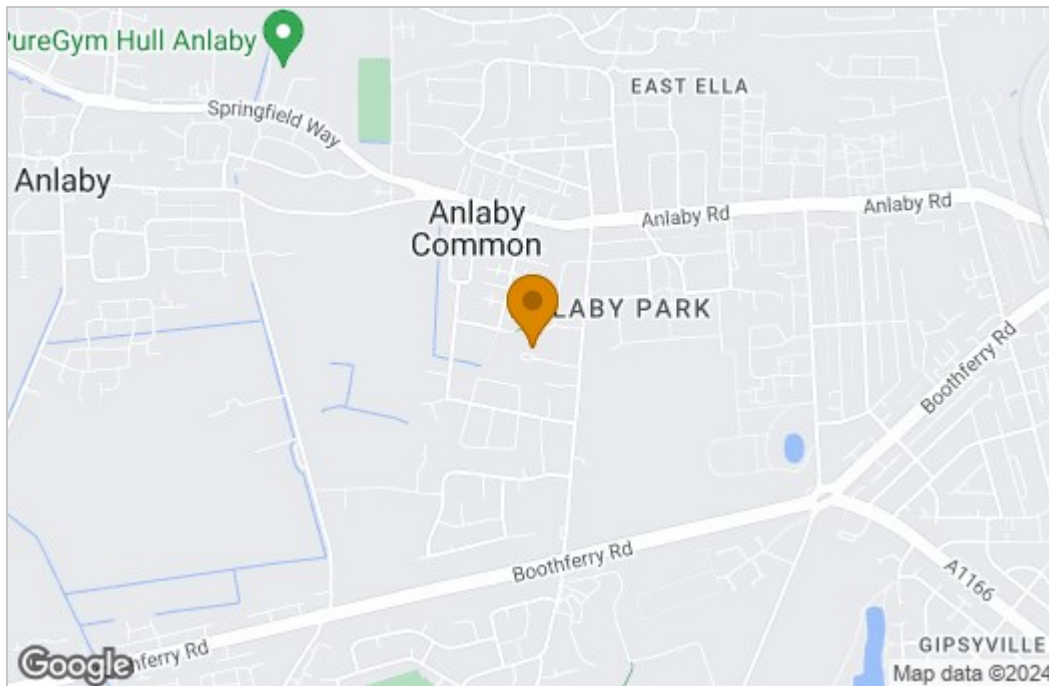


First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.