

# Whitakers

Estate Agents



## 39 Gorton Road, Hull, HU10 6LU

**Offers Over £255,000**

Situated in a position to enjoy proximity to the local amenities and leisure facilities the Willerby village has to offer, this immaculately presented three-bedroom semi-detached house also benefits from being connected to the Hull city center and surrounding villages by well connected transport links.

Briefly comprising recess porch, entrance hall, spacious lounge, dining room and fitted kitchen to the ground floor, the first floor boasts three good bedrooms and a bathroom suite fitted with a three-piece suite.

Externally the property enjoys a graveled low maintenance garden to the front with a side drive and garage to accommodate off-street parking for multiple cars – a feature many of the properties in the immediate bearings are unable to provide.

To the rear, there is a large garden which is mainly laid to lawn with paved patio seating areas at both ends and enclosed to the boundary with hedging and wooden fencing.

The property on offer ticks all the boxes for the growing family seeking to upsize into a home they can move straight into and fall into the catchment area of the prestigious local schooling. Planning permission has also been obtained for a rear wrap around extension ideal for those who are wanting to further enhance the property to suit their needs. As such, viewing at the earliest convenience is recommended.



## Description

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## The Accommodation Comprises

### Ground Floor

#### Recess Porch

Double glazed composite entrance door leading to:

#### Entrance Hall



Upvc double glazed windows, gas central heating radiator, coved ceiling, laminate flooring, under stairs storage cupboard and staircase to the landing off.

Lounge 13'8" x 11'4" maximum (4.17m x 3.47m maximum )



Upvc double glazed bay window, gas central heating radiator, feature tiled fireplace with a living flame fire and a coved ceiling, Double doors lead to:

Dining Room 16'10" x 10'11" maximum (5.15m x 3.33m maximum )



Upvc double glazed windows to the side and rear elevations, gas central heating radiator, laminate flooring, coved ceiling, and an under stairs storage cupboard.

Kitchen 12'1" x 6'10" (3.70m x 2.10m )



Two Upvc double glazed windows and a rear entrance door, fitted with a range of base wall and

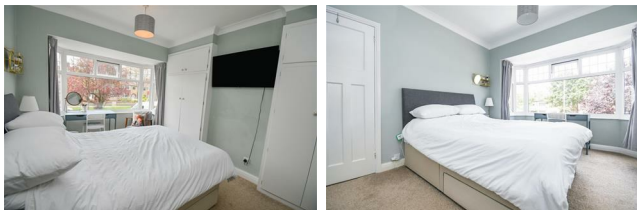
drawer units with fitted worktops and tiled splash backs, stainless steel single drainer sink unit with a mixer tap, split level oven and hob with a cooker hood over, plumbing for an automatic washing machine and a coved ceiling.

First Floor

Landing

Upvc double glazed window and a coved ceiling.

Bedroom One 13'1" x 10'11" maximum (4.00m x 3.33m maximum )



Upvc double glazed bay window, gas central heating radiator, built in wardrobes and a coved ceiling.

Bedroom Two 10'11" x 10'11" maximum (3.35m x 3.33m maximum )



Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bedroom Three 7'3" x 6'2" (2.22m x 1.89m )



Upvc double glazed cantilever bay window, gas central heating radiator and a coved ceiling.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled with a fitted with a three piece suite comprising panelled bath with a mixer shower, vanity wash basin and a low flush WC and access to the loft space.

Gardens



To the front of the property there is a a gravelled garden providing ample off street parking and complimenting the side driveway with leads to the rear garden which is mainly lawned with fencing and boundary hedging to the surround as well as patio area's at both ends of the garden.

Garage

Single garage accessed via the side driveway.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

Planning Permission

Please contact Whitakers for further information.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Beodband- Basic 11 Mbps / Ultrafast 1000 Mbps



Mobile coverage - EE / Vodafone / Three / O2

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



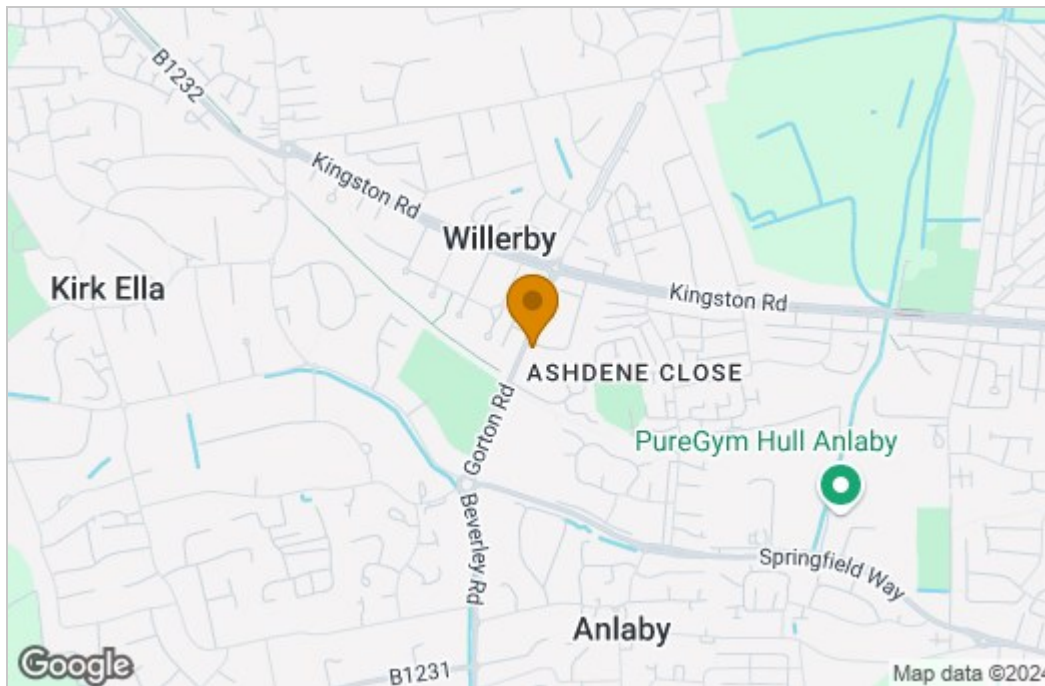
Floor area 54.7 sq.m. (589 sq.ft.) approx Floor area 47.3 sq.m. (509 sq.ft.) approx

Total floor area 102.0 sq.m. (1,098 sq.ft.) approx

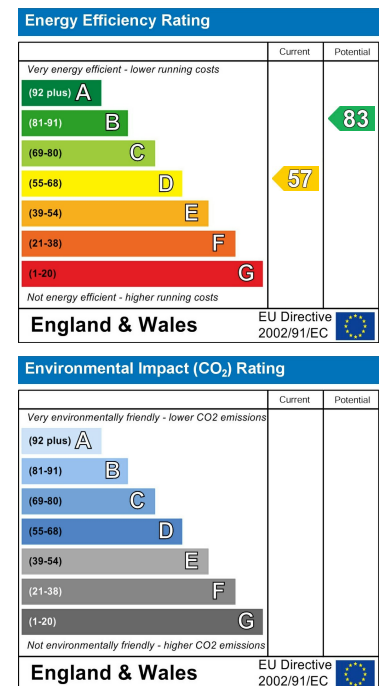
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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