

Whitakers

Estate Agents



3 Bargate Grove, Hull, HU5 5DL

£135,000

** NO ONWARD CHAIN **

This end of terrace property would benefit from a degree of modernisation throughout, however once renovated would make an ideal home for the growing family seeking to reside within the catchment of high Ofsted rated schools and just off the well-connected Willerby Road, surrounded by an abundance of local shops and businesses. The aforementioned reasons also make the property ideal for an investor wanting to undertake a project to add value to and then sell on or introduce to the rental market.

Briefly comprising entrance hall, bathroom furnished with a two-piece suite, spacious bay fronted lounge and fitted kitchen with rear lobby off incorporating a storage space and cloakroom. The first floor boasts a master bedroom with built-in storage cupboard and two good bedrooms.

Externally the property enjoys a wraparound garden which is mainly laid to lawn with stocked borders to the front and side aspect, and enclosed by brick walling and wrought iron fencing. A gate opens to the block paved rear garden that is complimented by well-stocked borders. The residence also benefits from having a storage shed and an outside tap. A new owner may also wish to apply for planning permission to lower the kerb in front of the property and create a provision for off-street parking.

The accommodation comprises

Ground floor

Entrance hall

Wooden single glazed entrance door, central heating radiator, understairs storage cupboard, and wooden flooring. Leading to:

Bathroom



single glazed window, central heating radiator, fully tiled with tile effect laminate flooring and furnished with a two piece suite comprising panelled bath with dual taps and electric shower and pedestal sink with mixer tap.

Lounge 15'11" x 11'11" (4.87 x 3.64)



UPVC double glazed bay window, two central heating radiators, gas fireplace with marbled inset / hearth and wooden flooring.

Kitchen 7'10" x 11'9" (2.41 x 3.59)



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and provision for a gas cooker.

Rear lobby

Wooden glazed exit door, storage cupboard and tiled flooring.

Cloakroom

Wooden single glazed window, central heating radiator, partly tiled with tile effect laminate flooring and furnished with a low flush W.C.

First floor

Landing

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

Bedroom one 10'1" x 14'10" (3.09 x 4.53)



Three UPVC double glazed windows, central heating radiator, feature fireplace, over stairs storage cupboard and wooden flooring.

Bedroom two 11'7" x 10'3" (3.55 x 3.14)



Two UPVC double glazed windows, central heating radiator, feature fireplace, built in storage cupboard, and wooden flooring.

Bedroom three 9'0" x 7'10" (2.75 x 2.39)



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

External



Externally the property enjoys a wraparound garden which is mainly laid to lawn with stocked borders to the front and side aspect, and enclosed by brick walling and wrought iron fencing. A gate opens to the block paved rear garden that is complimented by well-stocked borders. The residence also benefits from having a storage shed and an outside tap. A new owner may also wish to apply for planning permission to

lower the kerb in front of the property and create a provision for off-street parking.

Key features

No onward chain

Popular residential location off Willerby Road

Wrap around garden with potential to accommodate off-street parking (subject to planning permission)

Ideal for investor seeking a renovation project

Tenure

The property is held under Freehold tenureship

Council Tax band

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

Local authority reference number - 00320007000309

Council Tax band - A

EPC rating

EPC rating - C

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.

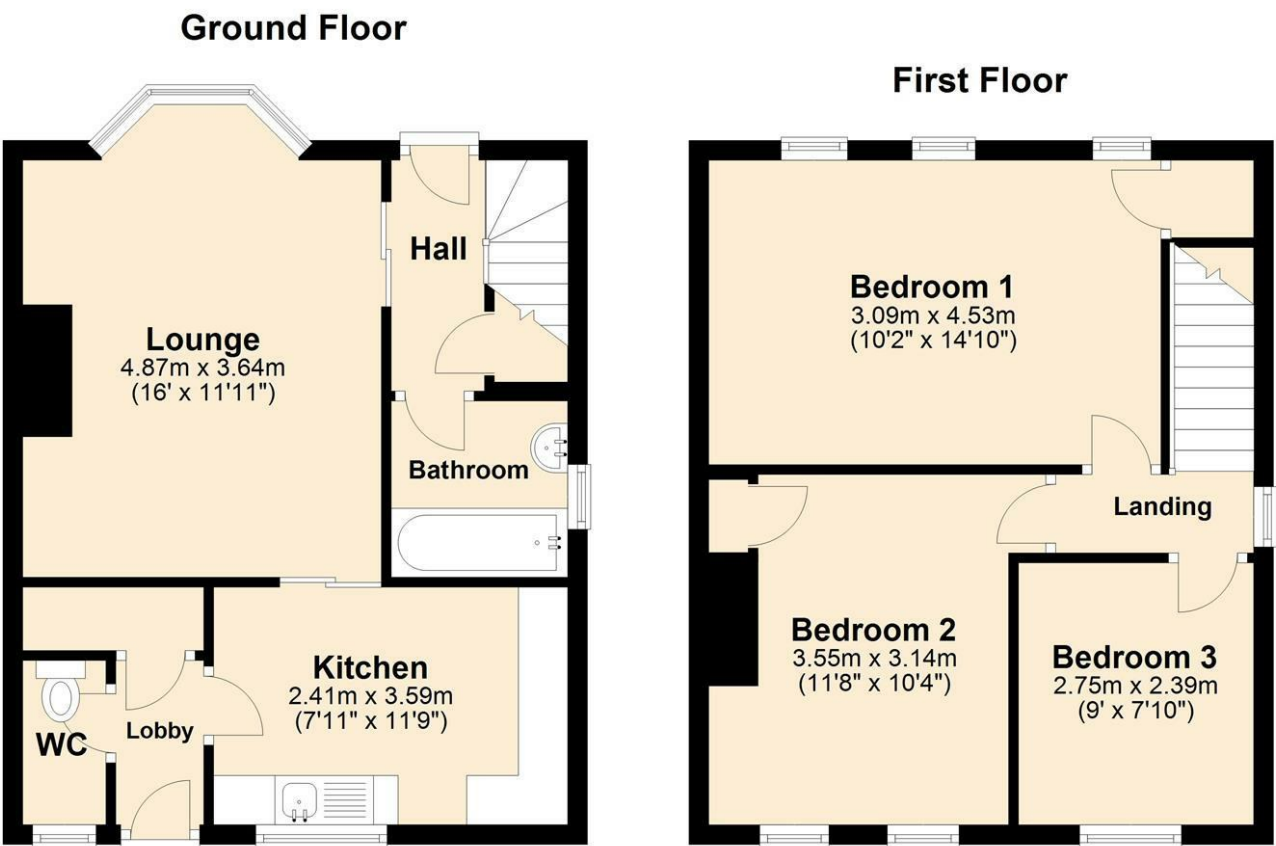
Free Market Appraisals / Valuations

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

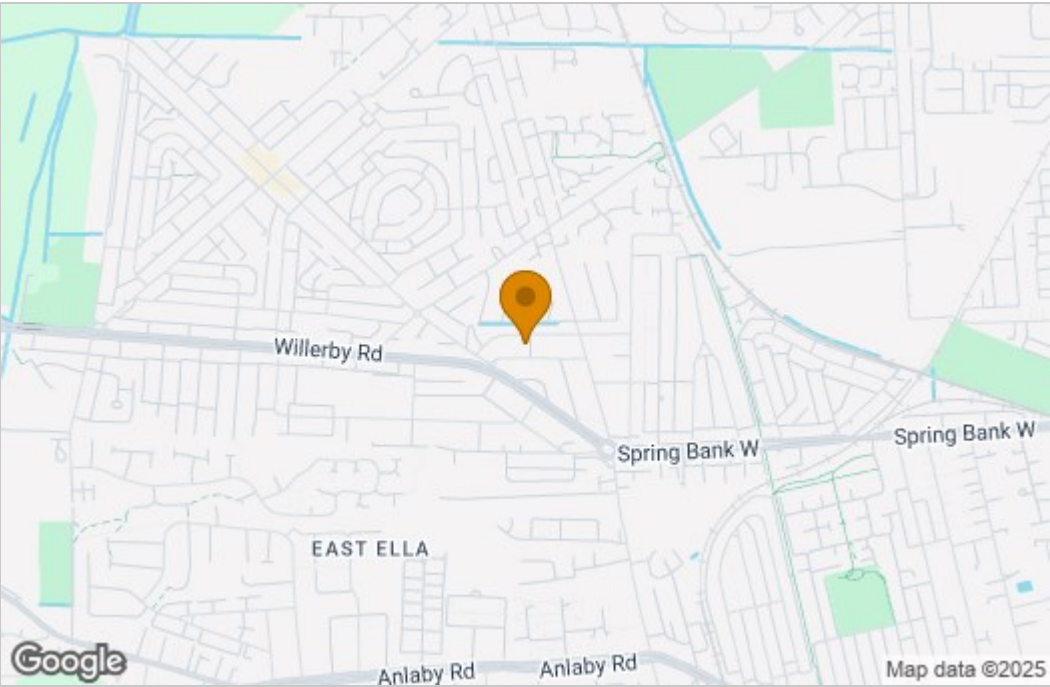
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Floor Plan

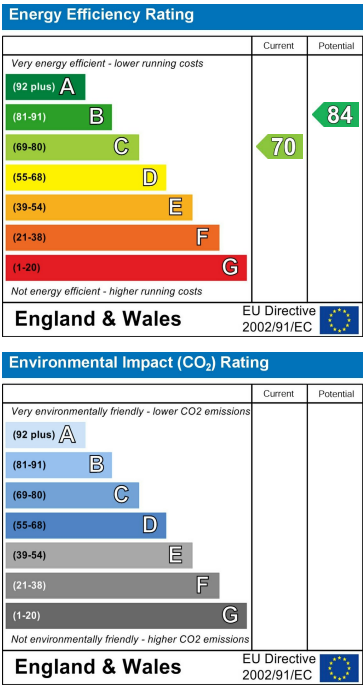


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.