

# Whitakers

Estate Agents



**188 Bristol Road, Hull, HU5 5XP**

**Offers Over £90,000**

**\*\* NO ONWARD CHAIN \*\***

This mid terrace property is established on the ever popular Bristol Road and offers great potential to the first time buyer or investor seeking a blank canvass they can renovate to suit their own taste in cosmetic design.

Externally to the front aspect there is a well stocked garden with a path leading to the entrance door. A new owner may wish to remove the boundary fencing to accommodate off-street parking as the kerb has already been lowered.

The rear garden is mostly low maintenance in design being paved with the possibility to re-grass soiled areas that have well stocked borders. A wooden gate in the perimeter fencing opens to the rear ten-foot which allows vehicle access, offering further potential for off-street parking. The residence also benefits from having an outside tap.

Briefly comprising entrance lobby, bay fronted lounge with under stairs storage and fitted kitchen / breakfast to the ground floor. The first floor boasts a fitted master bedroom, a fitted second bedroom and a shower room furnished with a three-piece suite.

For further information or to arrange a viewing please contact our Wilson Street office on 01482 657657 or email [anlaby@whitakers.co.uk](mailto:anlaby@whitakers.co.uk).



## The Accommodation Comprises

### Front External

Externally to the front aspect there is a well stocked garden with a path leading to the entrance door. A new owner may wish to remove the boundary fencing to accommodate off-street parking as the kerb has already been lowered.

### Ground Floor

#### Entrance Lobby

UPVC double glazed entrance door and carpeted flooring. Leading to:

#### Lounge 13'3" x 11'0" (4.05 x 3.36 )



UPVC double glazed window with side window, electric fire with tiled inset/hearth and wooden surround, under stairs storage cupboard and carpeted flooring.

#### Kitchen 13'4" x 13'10" (4.07 x 4.23 )



UPVC double glazed door to the rear garden ,UPVC double glazed window, laminate and tile effect laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, integrated oven with extractor hood above and plumbing for a washing machine.

### First Floor

#### Landing

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

#### Bedroom One 10'2" x 13'7" (3.10 x 4.16 )



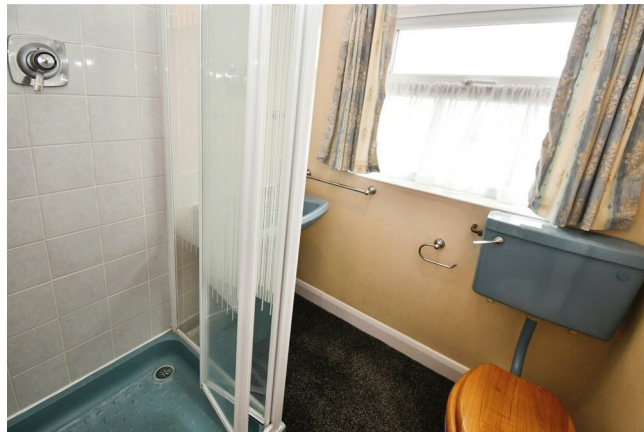
UPVC double glazed bay window, UPVC double glazed window, fitted wardrobes, and carpeted flooring.

#### Bedroom Two 9'8" x 8'2" (2.97 x 2.50 )



UPVC double glazed window, built-in storage cupboard and carpeted flooring.

#### Shower Room



UPVC double glazed window, partly tiled to splashback areas, carpeted flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, pedestal sink with dual taps and low flush W.C.

### Rear External



The rear garden is mostly low maintenance in design being paved with the possibility to re-grass soiled areas that have well stocked borders. A wooden gate in the perimeter fencing opens to the rear ten-foot which allows vehicle access, offering further potential for off-street parking. The residence also benefits from having an outside tap.

### Key Features

No onward chain

Popular residential location on Bristol Road

Potential for off-street parking to the front and rear subject to necessary permission  
Extended from original design  
In need of some modernisation / TLC  
Ideal for FTB or investor

#### Tenure

The property is held under Leasehold tenureship

#### Council Tax Band

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

Local authority reference number - 00030390018801

Council Tax band - A

#### EPC Rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 11 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.

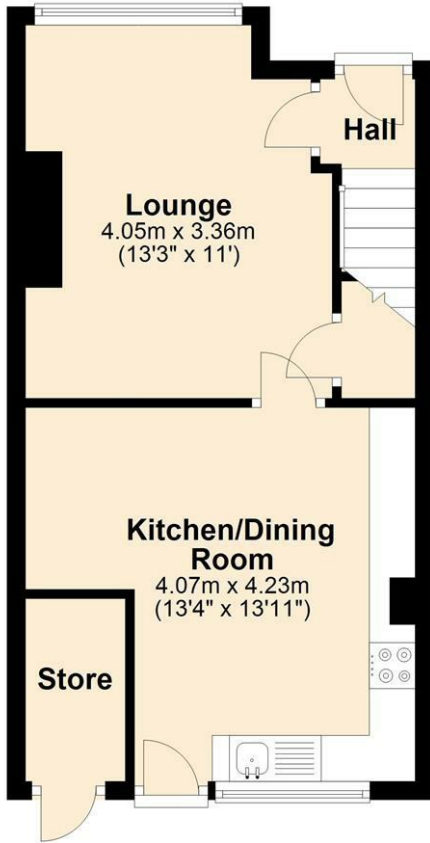
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they

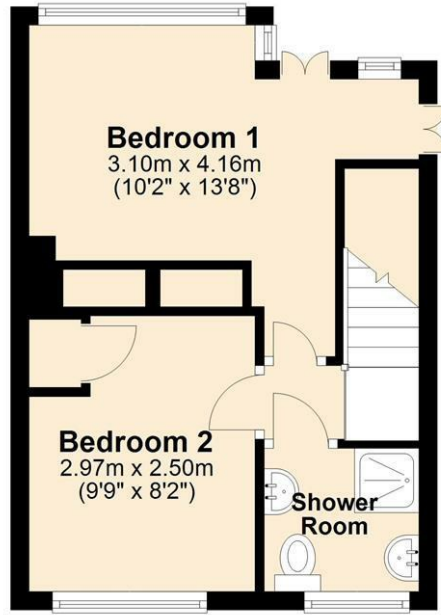
are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor

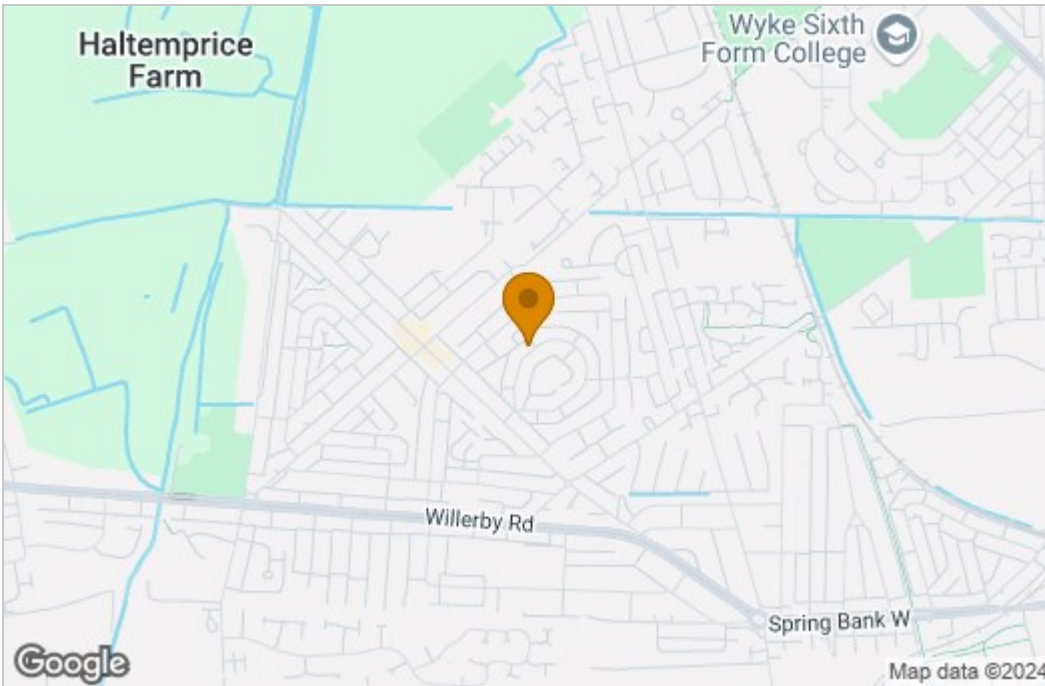


## First Floor

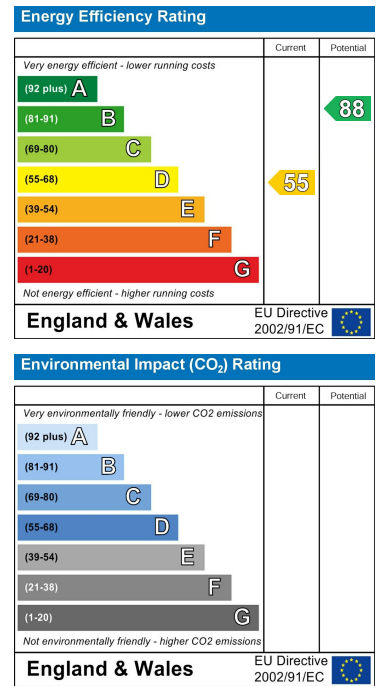


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.