

Whitakers

Estate Agents



362 Kingston Road, Hull, HU10 6NF

£220,000

Whitakers Estate Agents are pleased to introduce this immaculate mid terrace family home which is ideal for the growing family seeking to reside within the catchment of prestigious schools, but also enjoy close proximity to and abundance of amenities and leisure facilities that are perfect for entertaining children.

The internal layout of the ground level briefly comprises : recess porch, spacious hallway with under stairs storage, open plan lounge / dining room and fitted kitchen. A fixed staircase ascends to the first floor landing with access to the partly boarded loft space, a bay fronted and fitted master bedroom, two good fitted bedrooms and a shower room furnished with a three piece suite.

Externally to the front aspect there is a low maintenance garden which is enclosed by brick walling and wrought iron fencing. The enclosed rear garden is partly laid to lawn with mature borders and patio seating area. A path leads to the second half of the garden which is paved and has a gate which opens to the rear-ten foot and detached garage that can house a vehicle.

An internal inspection is recommended to truly appreciate the accommodation on offer.

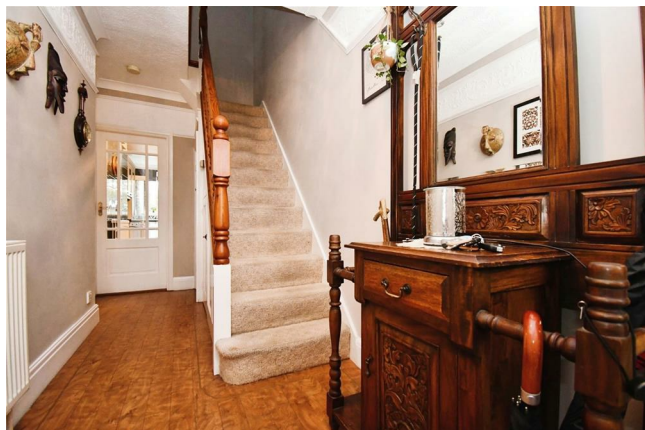
The accommodation comprises

Front external

Externally to the front aspect there is a low maintenance garden which is enclosed by brick walling and wrought iron fencing.

Ground floor

Entrance hall



UPVC double glazed entrance door with stained glass side windows, central heating radiator, under stairs storage cupboards and karndeian flooring.

Open plan lounge / dining room



Lounge 14'6" x 11'8" (4.42 x 3.58)



UPVC double glazed bay window, central heating radiator, gas fire place with marbled hearth / decorative wood surround and oak wood flooring.

Dining room 15'1" x 10'9" maximum (4.60 x 3.30 maximum)



UPVC double glazed French doors to the rear garden, central heating radiator and oak wood flooring.

Kitchen 18'2" x 7'6" maximum (5.56 x 2.29 maximum)



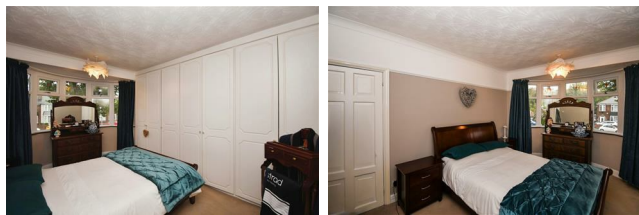
UPVC double glazed door, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and plumbing for a washing machine and dishwasher.

First floor

Landing

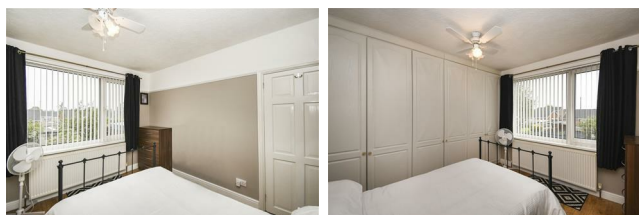
With access to the partial boarded loft space and carpeted flooring.

Bedroom one 15'4" x 11'1" maximum (4.68 x 3.40 maximum)



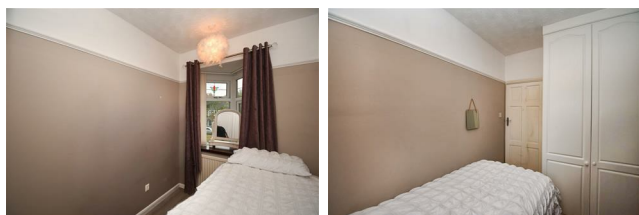
UPVC double glazed bay window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom two 11'1" x 11'1" (3.38 x 3.39)



UPVC double glazed window, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom three 9'6" x 6'1" (2.91 x 1.87)



UPVC double glazed bow window, central heating radiator, fitted wardrobes and laminate flooring.

Shower room



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising walk in enclosure with electric shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is partly laid to lawn with mature borders and patio seating area. A path leads to the second half of the garden which is paved and has a gate which opens to the rear-ten foot and detached garage that can house a vehicle.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB204362000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 10 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

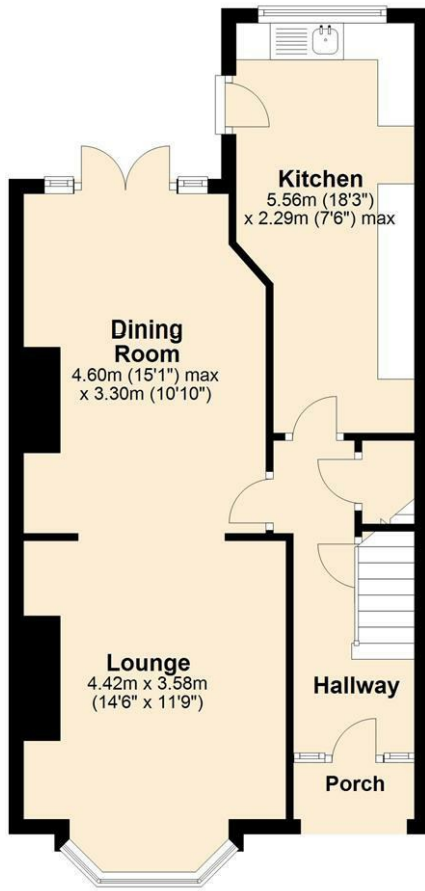
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

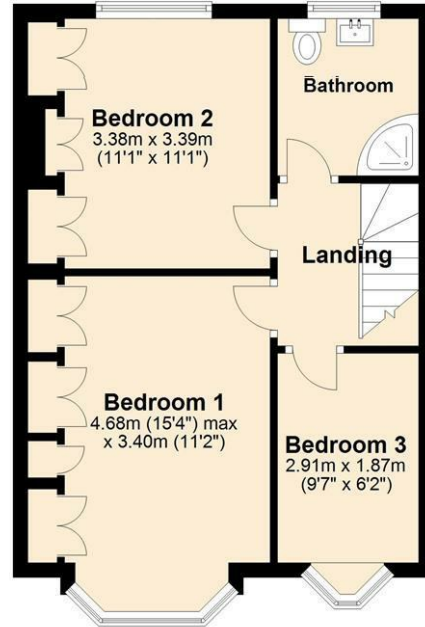
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Floor Plan

Ground Floor

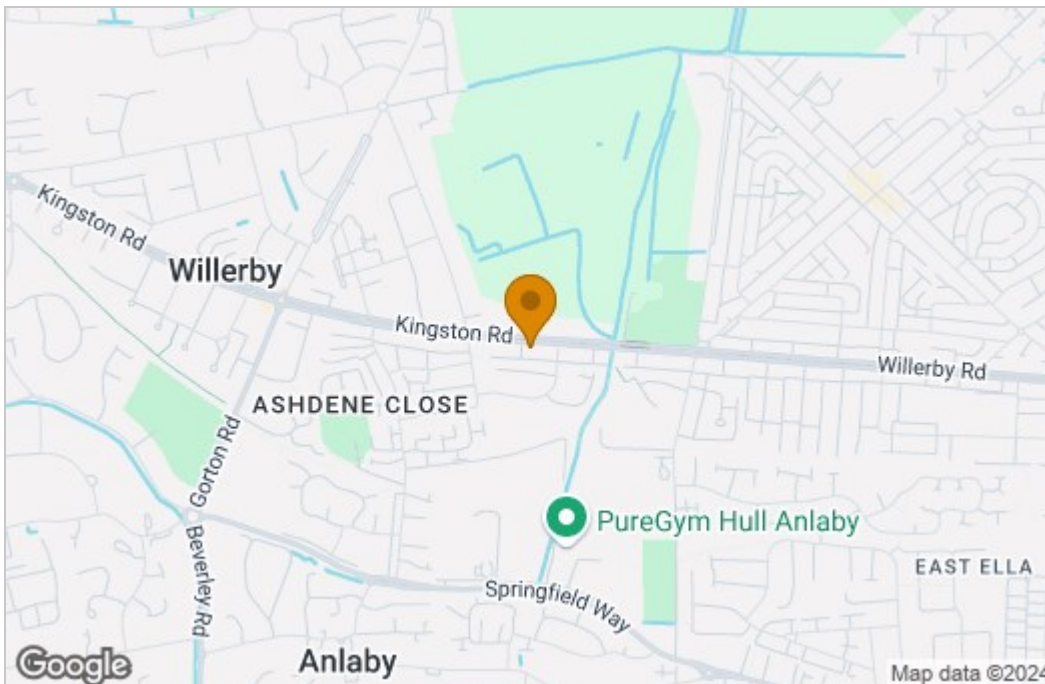


First Floor

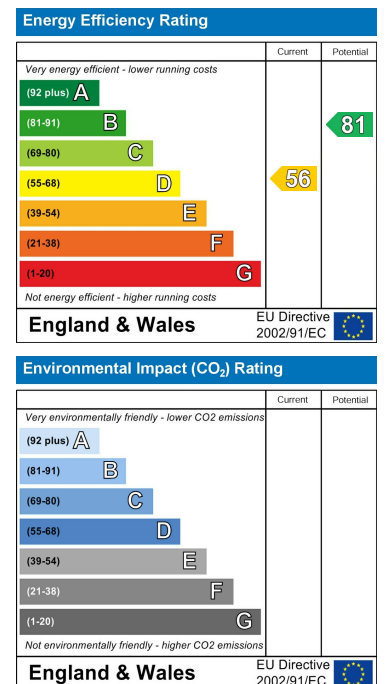


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.