

Whitakers

Estate Agents



121 Dayton Road, Hull, HU5 5TQ

£125,000

Introducing this early arranged semi-detached house which is offered to the market with NO INWARD CHAIN and in a condition that a new owner can comfortably move straight into upon completion and then apply their own taste in cosmetic design.

The property is established upon a popular residential location in West Hull; it embraces close proximity to an abundance of local amenities including convenience stores, playing fields and parks along with transport links to the city centre

The internal layout briefly comprises : porch, entrance hall, open plan lounge / dining room and fitted kitchen to the ground floor; the first floor boasts two double bedroom - both with built in storage - and a bathroom furnished with a three piece suite.

Externally to the front aspect there is a large paved garden with potential to drop the kerb to accommodate off-street parking for multiple vehicles. A wooden personal door also allows access to the adjoining brick built outhouse.

The generously sized rear garden is mainly laid to lawn with patio seating area and fencing to the surround. The residence benefits from having an outside tap and a path leads to the wooden storage shed.

The accommodation comprises

Front external



Externally to the front aspect there is a large paved garden with the kerb lowered to accommodate off-street parking for multiple vehicles. A wooden personal door also allows access to the adjoining brick built outhouse.

Porch

Wooden single glazed entrance door with three single glazed windows and wooden stained glass door opening to :

Entrance hall

Wooden single glazed window, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to :

Open plan lounge / dining room

Lounge 12'5" x 11'1" (3.81 x 3.40)

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

Dining room 8'0" x 9'5" (2.44 x 2.89)

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

Kitchen 7'8" x 8'5" maximum (2.36 x 2.58 maximum)

Wooden single glazed door to the brick built outhouse, UPVC double glazed window, under stairs storage cupboard, fitted storage cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above.

First floor

Landing

UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 9'3" x 15'0" (2.83 x 4.58)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bedroom two 11'5" x 10'6" (3.48 x 3.22)

UPVC double glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

Bathroom

With access to the loft hatch, UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and furnished with a three piece suite comprising panelled bath with dual taps and waterfall shower, pedestal sink with dual taps and low flush W.C.

Rear external

The generously sized rear garden is mainly laid to lawn with patio seating area and fencing to the surround. The residence benefits from having an outside tap and a path leads to the wooden storage shed.

Brick built outhouse

Wooden entrance door and exit door to the rear garden, large storage area with worktops and storage cupboard.

Tenure

The property is held under Freehold tenureship

Council Tax band

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

Local authority reference number - 00030401012109

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 - 12 Mbps / 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

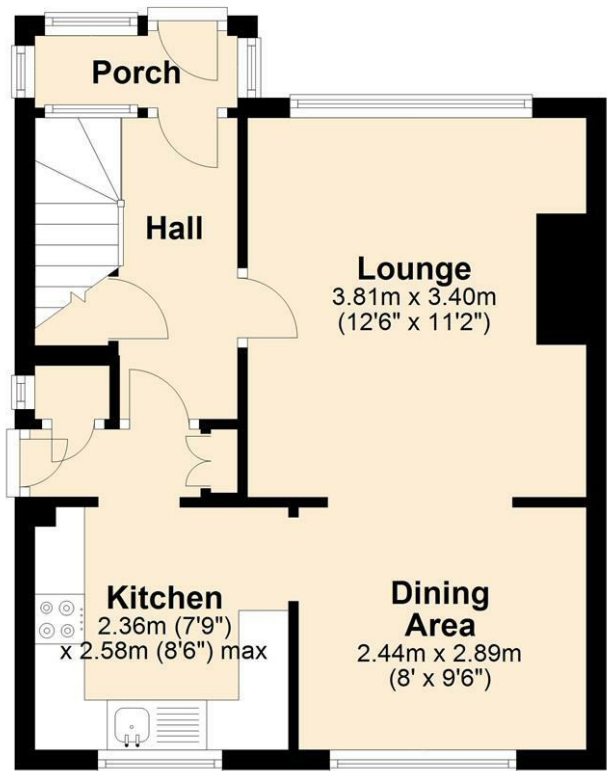
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

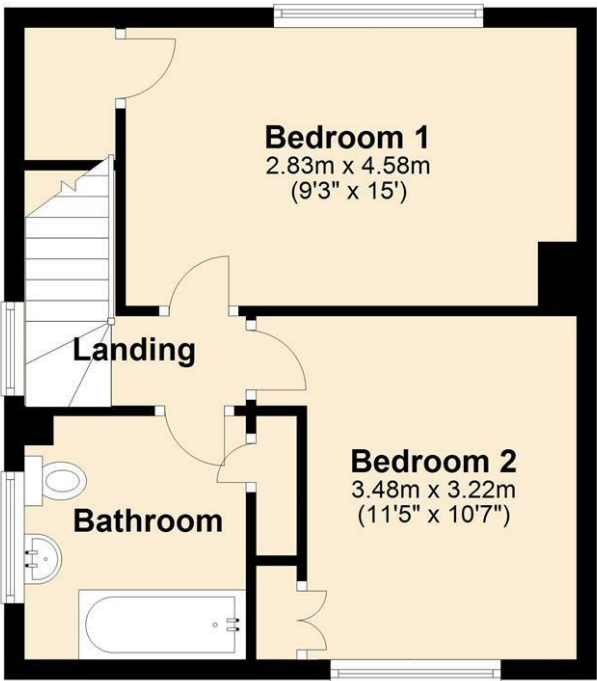
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Floor Plan

Ground Floor

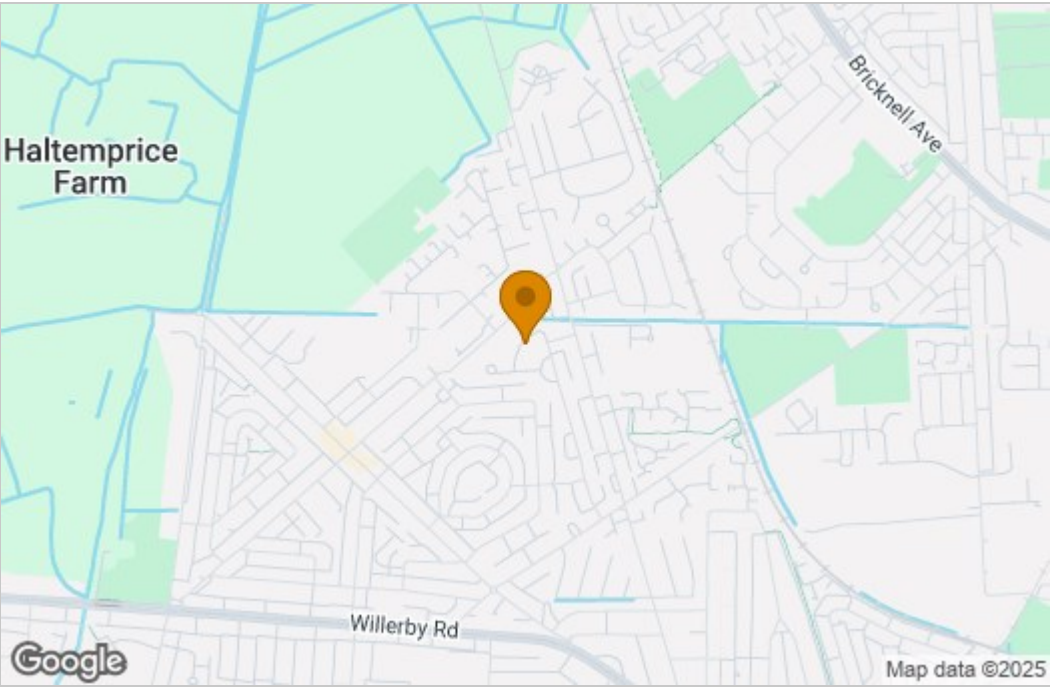


First Floor

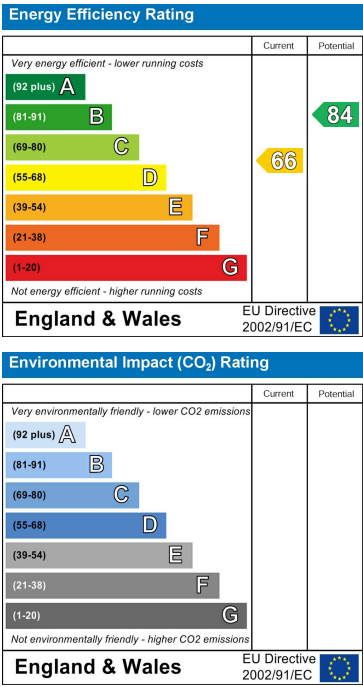


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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