

Whitakers

Estate Agents



18 Dayton Road, Hull, HU5 5TG

£139,950

This traditional end-terrace property has been loving cared for by its current occupant, and is offered to the market in a condition wherein a new resident could move straight in.

The internal layout of the ground floor briefly comprises entrance lobby, bay fronted lounge with electric fire, fitted kitchen with French doors opening to the rear garden and utility room with cloakroom off.

The first floor boasts two double bedrooms, a good third bedroom with over stairs storage cupboard and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a low maintenance garden which is enclosed by boundary hedging and wooden fencing. A private side path leads to the gate opening to the rear garden.

The rear garden is mainly laid to lawn with patio seating areas and fencing to the surround. A path leads to the rear ten-foot access which allows vehicular access with a parking space. The residence also benefits from having a detached garage and an outside tap.

Taken together, the accommodation is ideal for a first time buyer or young family seeking to reside within close proximity to the abundance of local amenities County Road North offers along with highly accessible transport links.

The accommodation comprises

Front external

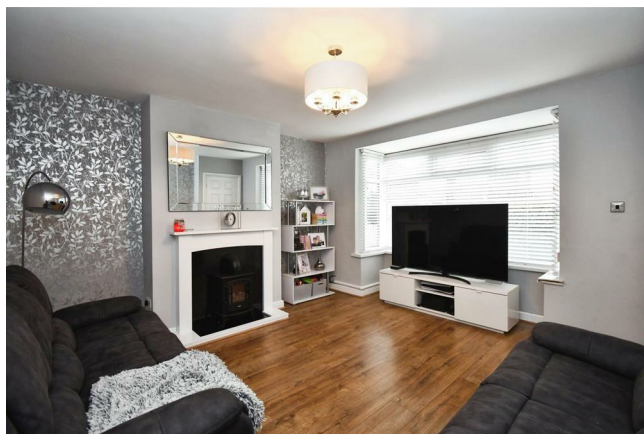
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Ground floor

Entrance lobby

UPVC double glazed entrance door, central heating radiator and laminate flooring.

Lounge 14'4" x 14'3" (4.38m x 4.35m)



UPVC double glazed bay window, electric fire and laminate flooring.

Kitchen 9'1" x 16'7" (2.78m x 5.08m)



UPVC double glazed French doors to the rear garden, two UPVC double glazed windows, central heating radiator, under stairs storage cupboard, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer taps and a range of integrated appliances including : oven with hob and hood above, dishwasher and fridge-freezer.

Utility room



UPVC double glazed door with side window, tiled flooring and fitted with eye level units and plumbed for a washer and dryer.

Cloakroom

UPVC double glazed window, central heating radiator, tiled flooring and furnished with a low flush W.C.

First floor

Landing

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

Bedroom one



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

Bedroom two 10'8" x 9'11" (3.26m x 3.04m)



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

Bedroom three 8'8" x 6'9" (2.65m x 2.08m)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with patio seating areas and fencing to the surround. A path leads to the rear ten-foot access which allows vehicular access with a parking space. The residence also benefits from having a detached garage and an outside tap.

Tenure

The property is held under Freehold tenureship

Council tax band

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

Local authority reference number - 0003040100180A

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - 5 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

