

# Whitakers

Estate Agents



## 24 The Link, Hull, HU4 6TX

**£330,000**

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

Whitakers Estate Agents are pleased to introduce this immaculate three-bedroom semi-detached family home which is established on a substantially sized plot on The Link off Anlaby High Road..

The internal layout briefly comprises porch opening to the ground level entrance hall which incorporates a cloakroom, bay fronted lounge, spacious sitting room and dining area leading to the fitted kitchen. A fixed staircase ascends to the first floor which boasts two fitted double bedrooms, a good third bedroom that was used as a study, a bathroom furnished with a three-piece suite and a separate cloakroom.

Externally to the front aspect there is a large paved courtyard with a gravelled section and decorative planting. A side drive accommodates off-street parking and leads to the detached double length garage.

The rear garden is mainly laid to lawn with decorative planting, a patio seating area and a combination of boundary hedging and fencing to the surround.

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 large paved courtyard with a gravelled section and decorative planting. A side drive which accommodates off-street parking allows access to the back of the property.

#### Ground floor

##### Porch

Wooden double glazed entrance door and carpeted flooring. Opening to :

##### Entrance hall

Stained glass window, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to :

##### Ground floor cloakroom

Stained glass window, central heating radiator, laminate flooring and furnished with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

##### Lounge 19'0" x 12'10" (5.80 x 3.93 )



Stained glass bay window, stained glass side window, central heating radiator, gas fire with marbled inset / hearth and surround and carpeted flooring.

##### Sitting room 15'11" x 12'11" (4.86 x 3.95 )



UPVC double glazed patio doors to the rear garden, central heating radiator, gas fireplace and carpeted flooring.

##### Dining area 11'11" x 12'1" (3.64 x 3.70 )



UPVC double glazed bay window, central heating radiator, gas fireplace and laminate flooring.

##### Kitchen 12'4" x 8'10" (3.77 x 2.70 )



UPVC double glazed patio doors opening to the rear garden, 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 and a range of integrated appliances including : oven, hob with extractor hood above, fridge freezer, washing machine and dishwasher.

#### First floor

##### Landing

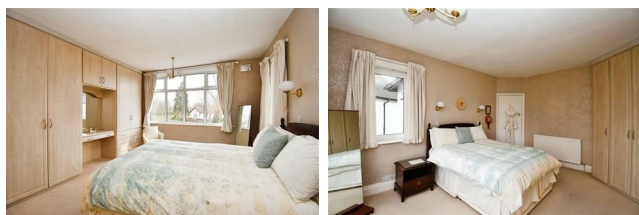
Stained glass window, central heating radiator and carpeted flooring. Leading to :

### Bedroom one 15'11" x 12'11" (4.87 x 3.95 )



UPVC double glazed window, central heating radiator, fitted wardrobes, vanity sink with mixer tap.

### Bedroom two 15'1" x 12'10" (4.60 x 3.93 )



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and drawers and carpeted flooring.

### Bedroom three 7'3" x 9'7" (2.21 x 2.93 )



UPVC double glazed window, central heating radiator, fitted desk with drawers and storage cupboards and carpeted flooring.

### Bathroom



With access to the loft hatch, UPVC double glazed window, central heating radiator, built-in storage cupboard, partly tiled with laminate flooring and furnished with a three-piece suite comprising corner bath with dual taps, pedestal sink with mixer tap and walk-in enclosure with electric shower.

### First floor cloakroom

Stained glass window, central heating radiator, laminate flooring and furnished with a low flush W.C.

### Rear external



The rear garden is mainly laid to lawn with decorative planting, a patio seating area and a combination of boundary hedging and fencing to the surround.

### Aerial view of the property / land boundary



### Views of the communal green





#### Location

The residence is located on the sought after residential location The Link off Anlaby High Road. It enjoys views of the communal green which the Anlaby Park Community Library established upon, and is within close proximity to the Peter Pan Park and Costello stadium. Highly accessible transport links provide routes to shopping parks and the Hull city centre and surrounding villages, but the property is surrounded by an abundance of local amenities including convenience stores, dining facilities and other local businesses. The property also falls within the catchment of a number of highly regarded provincial schooling.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030036002405

Council Tax band - C

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - Anlaby Park

Flood Risk - Very low

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

Broadband - 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.

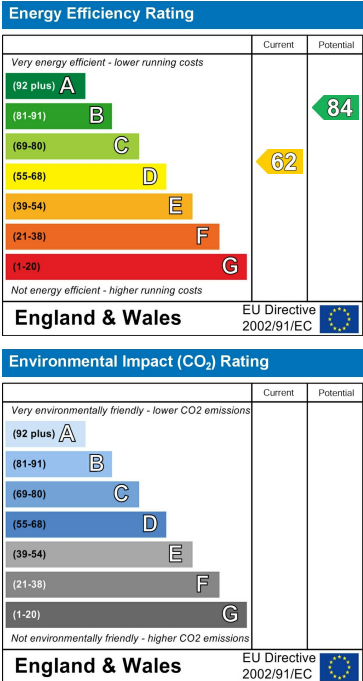
Floor Plan



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.