

Whitakers

Estate Agents



55 Nunburnholme Park, Hull, HU5 5YN

£215,000

This modern well presented family home is situated in a sought after residential location, always popular with families as it is situated near to great schools and benefits from easy access to a host of local amenities.

The property briefly comprises - entrance, front lounge, modern open plan fitted kitchen / diner to the ground floor. The first floor boasts three good bedrooms together with the well appointed family bathroom suite.

The property benefits from having a fully serviced boiler being fitted with-in the past two years, together with the fascias, soffits and guttering having recently been replaced.

Externally to the front of the property is a low maintenance garden with side drive leading to the garage. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy al fresco dining in the warmer months.

Early viewings are advised.

The Accommodation Comprises

Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, dado rail and staircase to the landing off.

Lounge 16'10" x 11'6" (5.14m x 3.52m)



Upvc double glazed box bow window, gas central heating radiator, feature fireplace with a living flame fire, coved ceiling, laminate flooring and an under stairs storage cupboard.

Dining Kitchen 9'7" x 14'9" (2.94m x 4.50m)



Upvc double glazed windows and rear entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a stainless steel single drainer sink unit, split level oven and hob, built in fridge and plumbing for an automatic washing machine and a coved ceiling.

First Floor

Landing

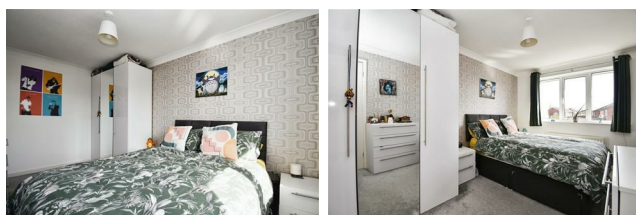
Upvc double glazed window, coved ceiling, access to the loft space and a dado rail.

Bedroom One 13'8" x 8'5" (4.17m x 2.57m)



Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bedroom Two 11'4" x 8'5" (3.46m x 2.58m)



Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bedroom Three 10'2" x 5'11" (3.10m x 1.82m)



Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower, vanity wash basin and a low flush WC, coved ceiling and an extractor fan.

External



To the front of the property there is a gravelled garden and a side driveway. A path to the side leads to the rear garden which is lawned with a paved patio, well stocked borders and fencing to the surround.

Garage

Attached brick garage to the side of the property with an up and over door, rear personal door, eaves storage, gas central heating boiler and power laid on.

Tenure

The property is held under Freehold tenureship.

Council Tax

Local Authority - East Riding Of Yorkshire
Band - C

EPC

EPC rating - D

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.

Material Information

Construction - standard

Conservation Area - N/A

Flood Risk - No risk

Mobile Coverage / Signal - EE Vodafone Three
O2

Broadband -Basic 9 Mbps Ultrafast 1000 Mbps

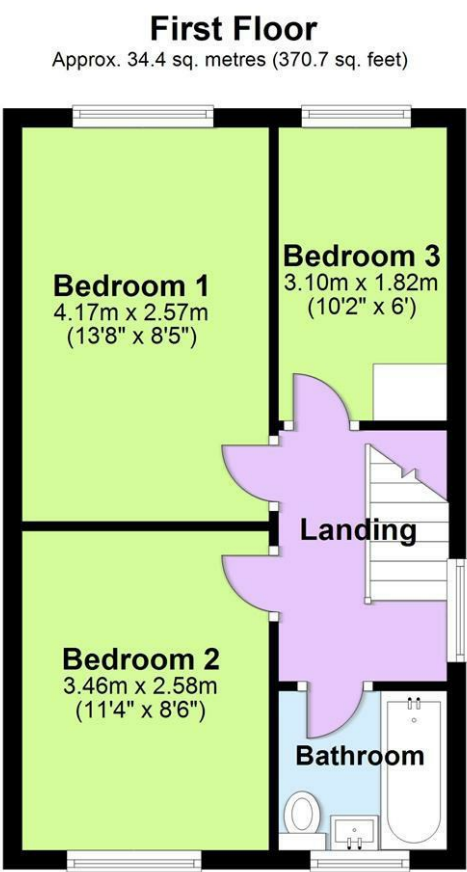
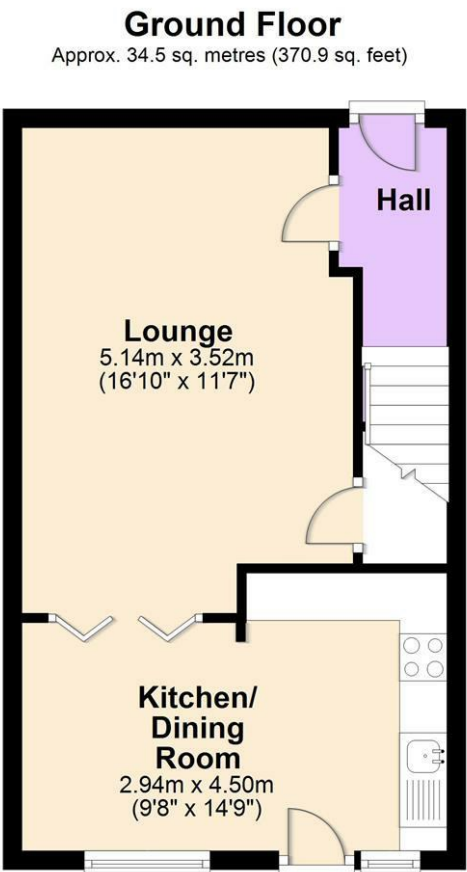
Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

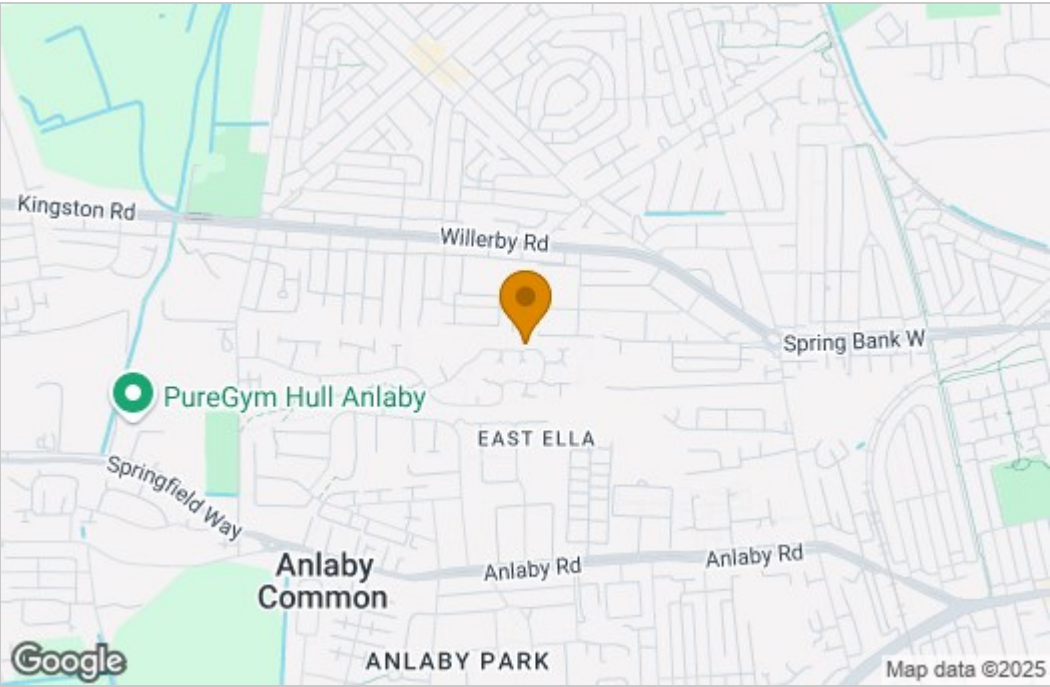
Floor Plan



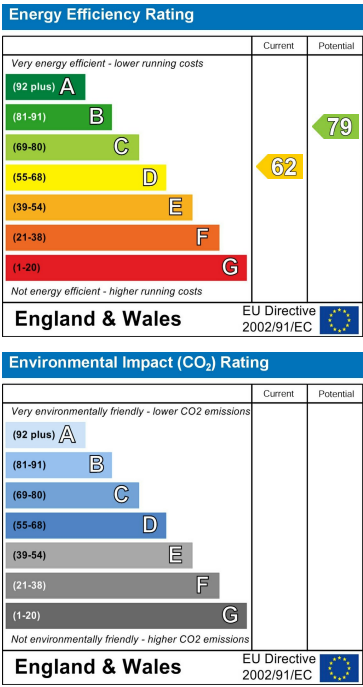
Total area: approx. 68.9 sq. metres (741.7 sq. feet)

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.