

Whitakers

Estate Agents



17 Woodgate Road

, Hull, HU5 5AH

£123,500



17 Woodgate Road

, Hull, HU5 5AH

£123,500



The accommodation comprises

Front external

Externally to the front aspect there is an enclosed low maintenance courtyard with a path leading to a wooden gate that opens to the rear garden.

Ground floor

Entrance hall

UPVC double glazed entrance door with side window, two UPVC double glazed windows, central heating radiator and carpeted flooring. Leading to :

Lounge

14'4" x 11'11" (4.39 x 3.64)

UPVC double glazed window, central heating radiator, electric fireplace with tiled inset / hearth and wooden surround and carpeted flooring.

Dining area

8'0" x 15'3" (2.45 x 4.65)

Central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen

10'2" x 9'1" (3.12 x 2.78)

UPVC double glazed window, central heating radiator, tile effect laminate flooring and fitted with a range of floor and eye level units, worktops, sink with mixer tap and a range of integrated appliances including : gas cooker with extractor hood above, oven and fridge-freezer.

Bathroom

Central heating radiator, mostly tiled with tile effect laminate flooring and furnished with a three-piece suite comprising panelled bath with dual taps, pedestal sink with mixer tap and low flush W.C.

First floor

Landing

Carpeted flooring and leading to :

Bedroom one

12'5" x 15'2" (3.80 x 4.64)

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

Bedroom two

10'0" x 8'9" (3.06 x 2.69)

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

Shower room

UPVC double glazed window, central heating radiator, fully tiled with tile effect laminate flooring and furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps and low flush W.C.

Rear external

The rear garden is partly laid to lawn with stocked borders and a patio seating area.

The residence also benefits from having access to the rear ten-foot - where the detached garage can be accessed - 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 - 00070251001708

Council Tax band - B

Tel: 01482 657657

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 15 Mbps / Ultrafast 10000 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.



Road Map



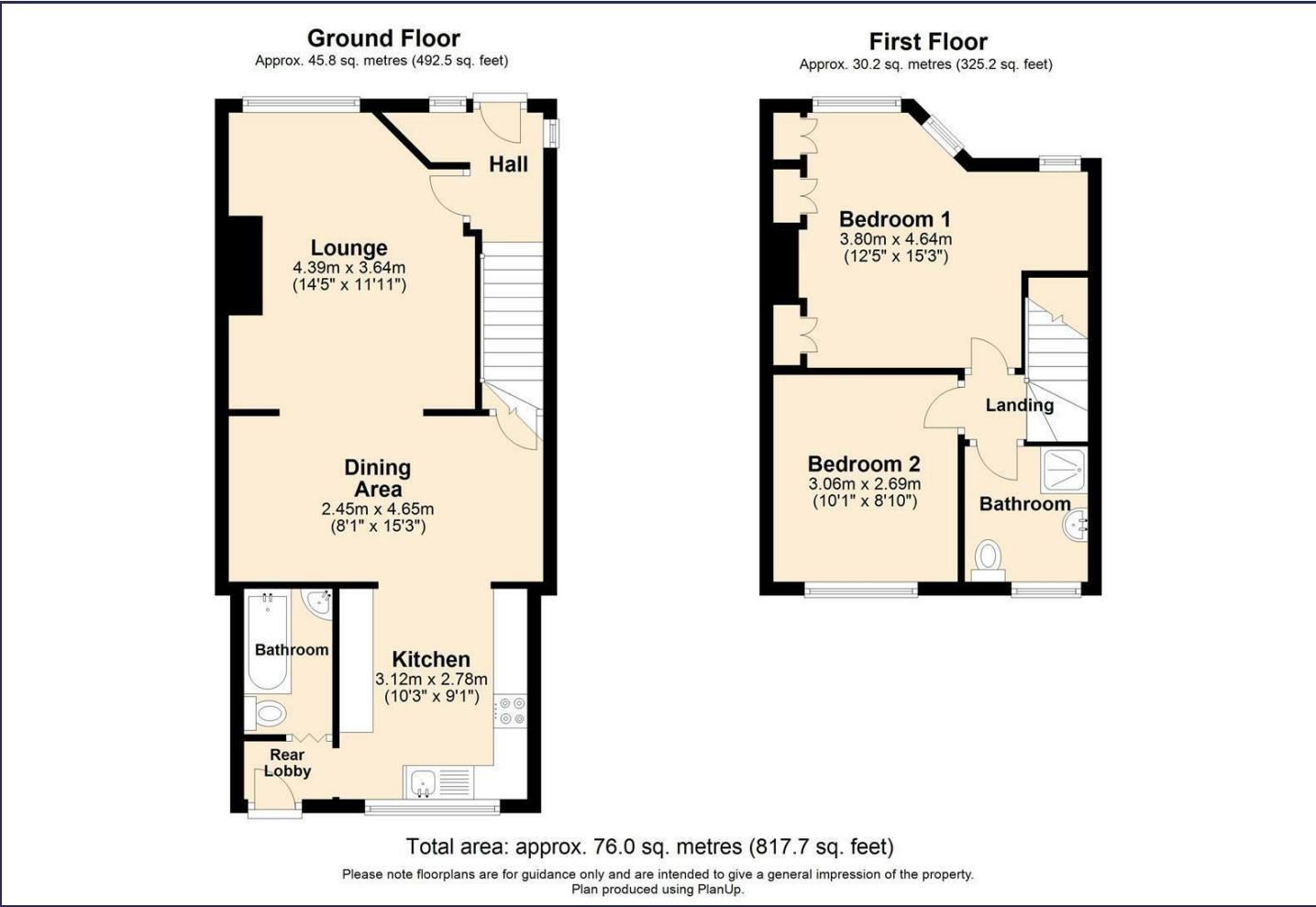
Hybrid Map



Terrain Map



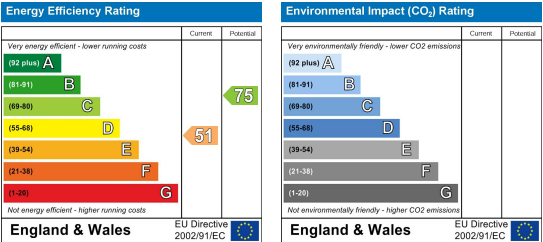
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.