

# Whitakers

Estate Agents



71 Dent Road

, Hull, HU5 4SH

£159,950





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The accommodation comprises

## Front external

Externally to the front aspect there is a lawned garden with a paved path to the entrance door and bin storage area, and fencing to the surround. A side passage and gate open to the rear garden.

## Ground floor

### Entrance hall

UPVC double glazed entrance door, central heating radiator and Lino flooring. Leading to :

### Lounge

14'11" x 11'6" (4.55 x 3.53 )

UPVC double glazed bow window, central heating radiator, focal point fireplace, under stairs storage cupboard and laminate flooring.

### Kitchen

8'0" x 14'8" (2.45 x 4.48 )

UPVC double glazed door, UPVC double glazed window, central heating radiator, Lino flooring and fitted with a range of floor and eye level units, granite worktop with upstand above, sink with mixer tap, plumbing for a dryer and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, dishwasher and washing machine.

## First floor

### Landing

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

## Bedroom one

14'3" x 9'8" (4.36 x 2.96 )

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

## Bedroom two

8'11" x 8'7" (2.73 x 2.64 )

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

## Bedroom three

10'9" x 7'0" maximum (3.29 x 2.14 maximum )

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

## Bathroom

Two UPVC double glazed windows, central heating radiator, fully tiled and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

## Rear external

The enclosed rear garden is partly laid to lawn with faux grass and complimented with a patio and wooden decking area. The residence also benefits from having a wooden storage shed, an outside tap and power socket.

## Aerial view of the property / land boundary

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH107071000

Council Tax band - A

Tel: 01482 657657

## EPC rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 1 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



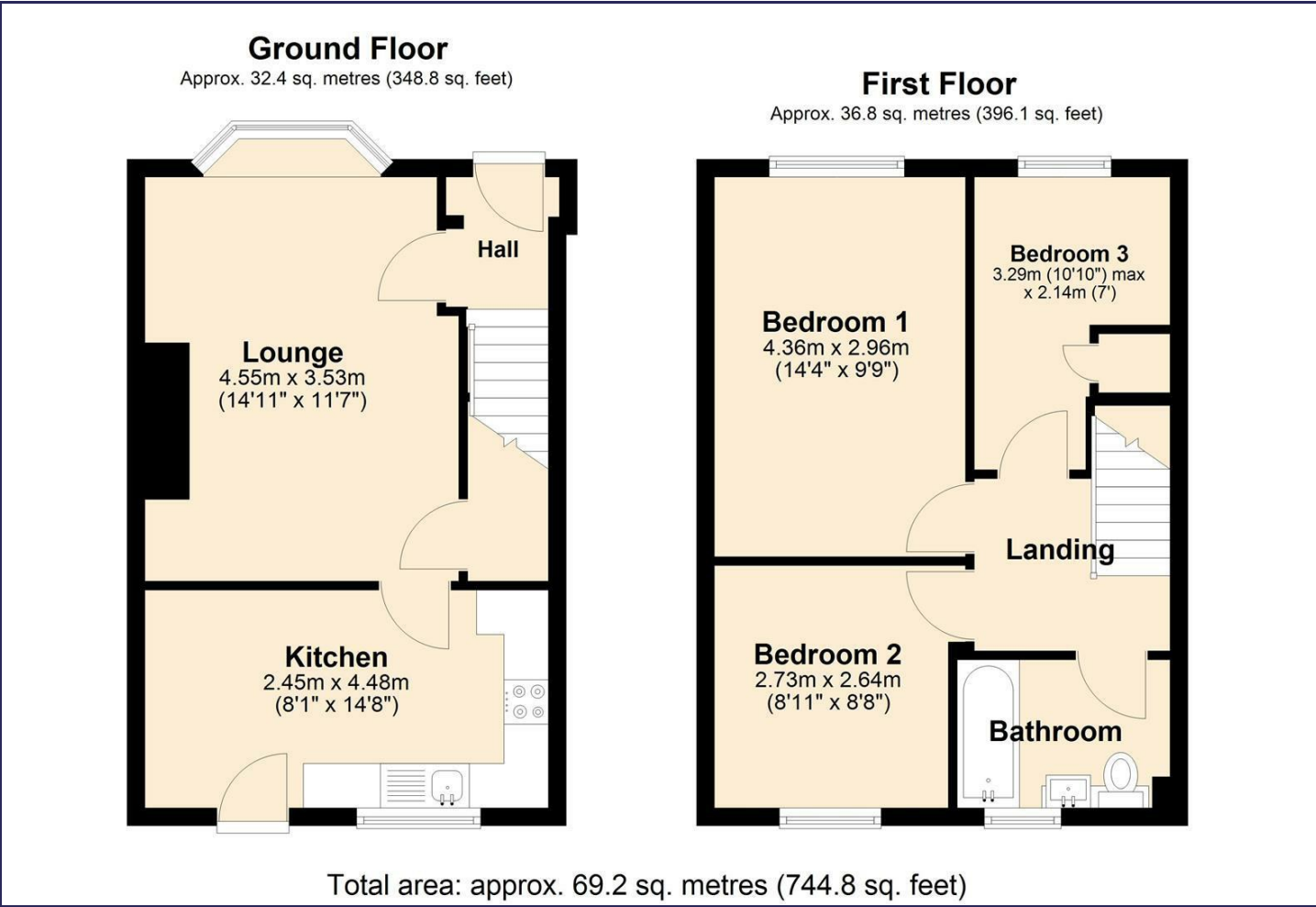
Hybrid Map



Terrain Map



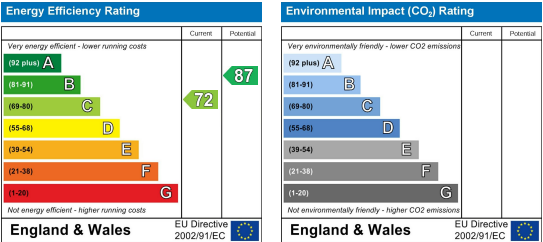
Floor Plan



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.