

Whitakers

Estate Agents



1 Patterdale Road

, Hull, HU5 5AP

£165,000



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The Accommodation Comprises

Recess Storm Porch

Upvc double glazed entrance door leading to;

Entrance Hall

Two Upvc double glazed windows, gas central heating radiator, coved ceiling, laminate flooring, under stairs storage cupboard and staircase to the landing off.

Lounge

13'11 x 11'6 (4.24m x 3.51m)

Upvc double glazed bay window, gas central heating radiator, feature fireplace with a marbled back and hearth and a living flame fire, coved ceiling with a ceiling rose and laminate flooring. Leads to:

Dining Room

Upvc double glazed French windows, gas central heating radiator, coved ceiling and laminate flooring.

Kitchen

12'1 x 8'4 (3.68m x 2.54m)

Upvc double glazed window, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob.

Conservatory

10' x 6'10 (3.05m x 2.08m)

Upvc double glazed windows and double doors leading to the gardens.

Landing

Upvc double glazed window, coved ceiling access to the loft space and laminate flooring.

Bedroom One

13'10 x 9'8 (4.22m x 2.95m)

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

Bedroom Two

11'2 x 10'9 max (3.40m x 3.28m max)

Upvc double glazed windows, gas central heating radiator, coved ceiling, laminate flooring and a storage cupboard.

Bedroom Three

7'2 x 7'5 (2.18m x 2.26m)

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

Bathroom

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

Gardens

To the front of the property there is a gravelled garden providing additional off street parking. At the rear of the property there is a great sized lawned garden with well stocked border and decking, fencing to the surround.

Garage

Single pre cast garage with ten foot access.

Tenure

The property is freehold.

Council Tax

Council Tax Band B- Hull City Council

Tel: 01482 657657

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Additional products and services

Whitakers 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.

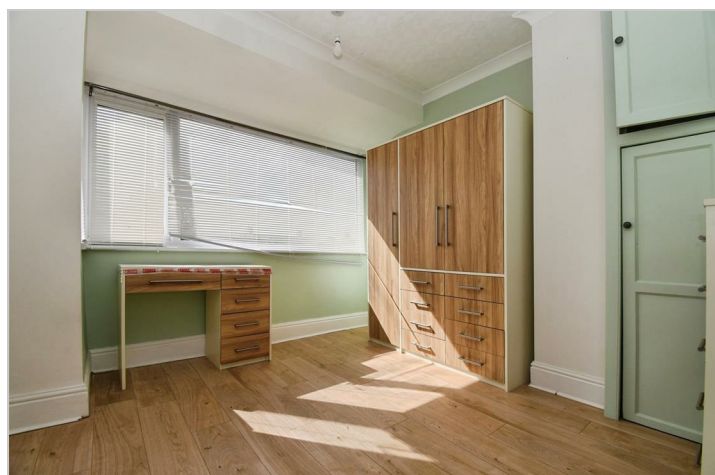
Disclaimer

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.

Sales 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.



Road Map



Hybrid Map



Terrain Map



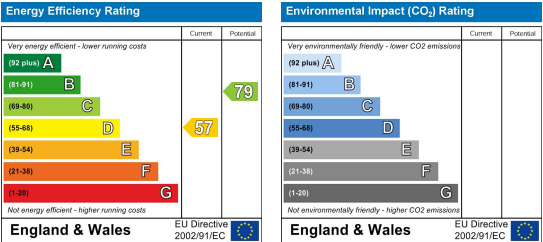
Floor Plan



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.