

# Whitakers

Estate Agents



125 Pickering Road

, Hull, HU4 6TB

£170,000





# 125 Pickering Road

, Hull, HU4 6TB

£170,000



## Accommodation Comprises

Double glazed front door and side window.

### Lounge

16' x 10'6 (4.88m x 3.20m)

UPVC double glazed bay window, gas fire with living flame and marble hearth. Laminate flooring, radiator and wooden glazed French doors leading to the dining room.

### Dining Room

15'10 x 10'10 (4.83m x 3.30m)

UPVC double glazed window, wall mounted electric fire, storage cupboard, radiator and storage cupboard.

### Kitchen

9' x 8'11 (2.74m x 2.72m)

UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with extractor hood above, sink unit with mixer taps and radiator.

### Utility

Two UPVC windows and UPVC double glazed door. Floor units with work tops above, plumbing for washing machine and dishwasher.

### WC

Low flush WC.

### First Floor Landing

Loft hatch.

### Bedroom One

15'11 x 12'11 (4.85m x 3.94m)

UPVC double glazed bay windows and two further UPVC double glazed windows. Two fitted wardrobes and a radiator.

### Bedroom Two

10'7 x 10' (3.23m x 3.05m)

UPVC double glazed window, fitted wardrobe and radiator.

### Bathroom

UPVC double glazed window, panelled bath with electric shower, pedestal sink unit, low flush WC, radiator and tiled walls.

### Externally

Externally to the front of the property is a walled low maintenance garden which is mainly laid to gravel / stones. The rear garden is artificial grass with a garage accessed via the 10' to the rear.

### Tenure

Freehold.

### Council Tax

Band B

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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

Tel: 01482 657657

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.

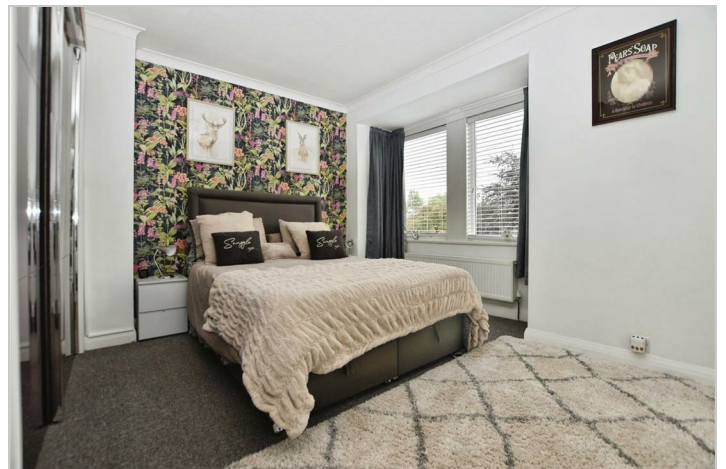
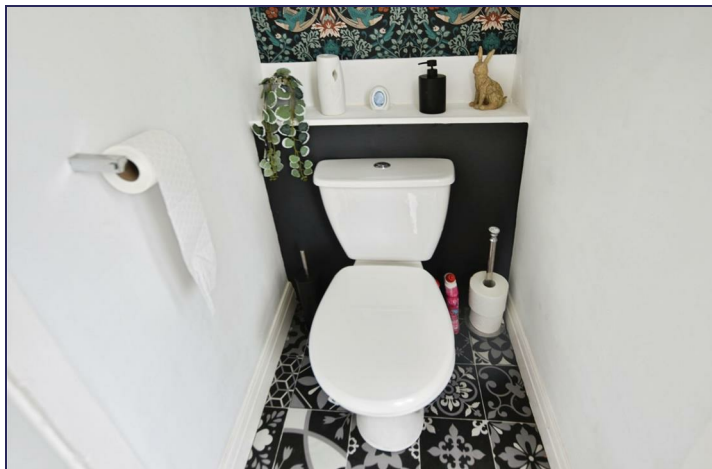
#### Other services

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.

#### 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.



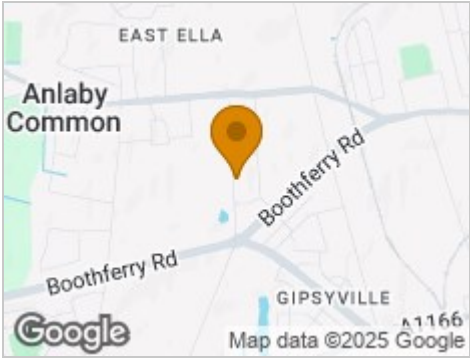
Road Map



Hybrid Map



Terrain Map



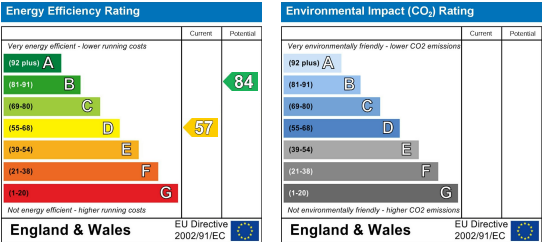
Floor Plan



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.