

Whitakers

Estate Agents



1 Halyard Croft, Hull, HU1 2EP

£210,000

Whitakers Estate Agents are pleased to introduce this immaculate end-terrace house which is established within a scenic section of Hull's old town, enjoying views of the River Humber, and close proximity to the Marina.

Externally to the front aspect of the property, there is a gravelled forecourt with a block paved path leading to the entrance door.

The internal layout of the ground level has been reconfigured to allow additional living space, and briefly comprises : entrance lobby leading to the living dining kitchen, lounge / sitting room, and conservatory.

A fixed staircase ascends to the first floor which boasts two double bedrooms - the master fitted - and shower room.

French doors in the lounge / sitting room open to the generously sized rear garden is mainly laid to lawn with fencing to the perimeter, and complimented with patio and raised decking seating areas.

The accommodation comprises

Front external



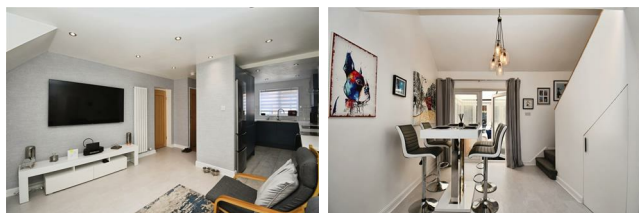
Externally to the front aspect, there is a gravelled forecourt with a block paved path leading to the entrance door.

Ground floor

Entrance lobby

Composure entrance door, built-in storage cupboard and laminate flooring. Leading to :

Living dining kitchen 29'6" x 12'2" maximum (9.00 x 3.72 maximum)



Dining room



UPVC double glazed French doors opening to the conservatory, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen area



Two UPVC double glazed windows, tiled flooring, and furnished with a range of floor and eye level units, worktop with splashback tiles above sink with mixer tap, plumbing for a washing machine, integrated oven, and hob with extractor hood above.

Conservatory 8'2" x 12'2" (2.50 x 3.72)



UPVC double glazed throughout with French doors opening to the rear garden, and laminate flooring.

Lounge / sitting room 14'7" x 8'7" (4.45 x 2.62)



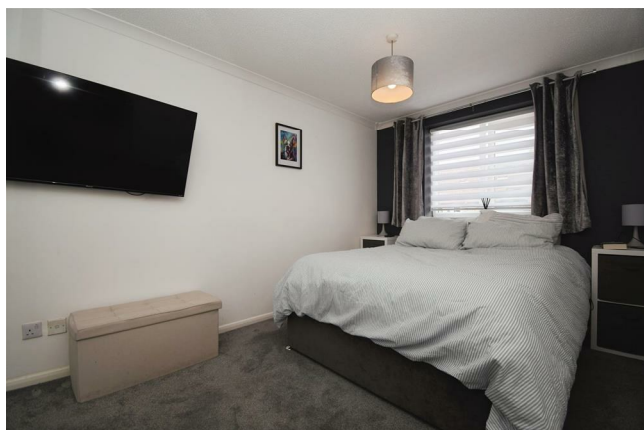
UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, and laminate flooring.

First floor

Landing

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

Bedroom one 12'3" x 9'4" (3.75 x 2.85)



UPVC double glazed window, central heating radiator, built-in storage cupboards, fitted wardrobe, and carpeted flooring.

Bedroom two 16'4" x 9'3" (4.98 x 2.82)



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

Shower room



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising walk-in shower enclosure, vanity sink, and low flush W.C.

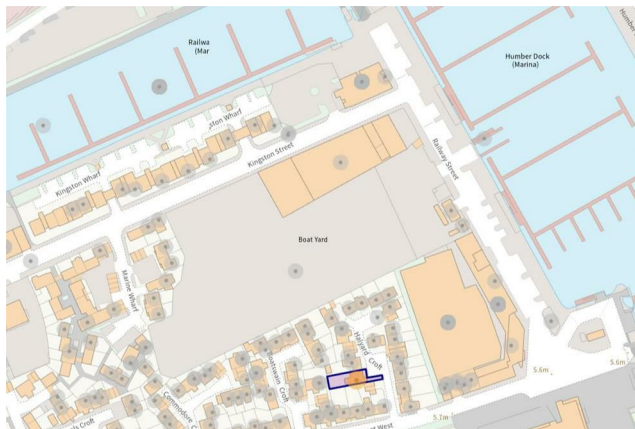
Rear external



The generously sized rear garden is mainly laid to lawn with fencing to the perimeter, and complimented with patio and raised decking seating areas.

Aerial view of the property

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00130180000106

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 17 Mbps / Ultrafast 1000 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.

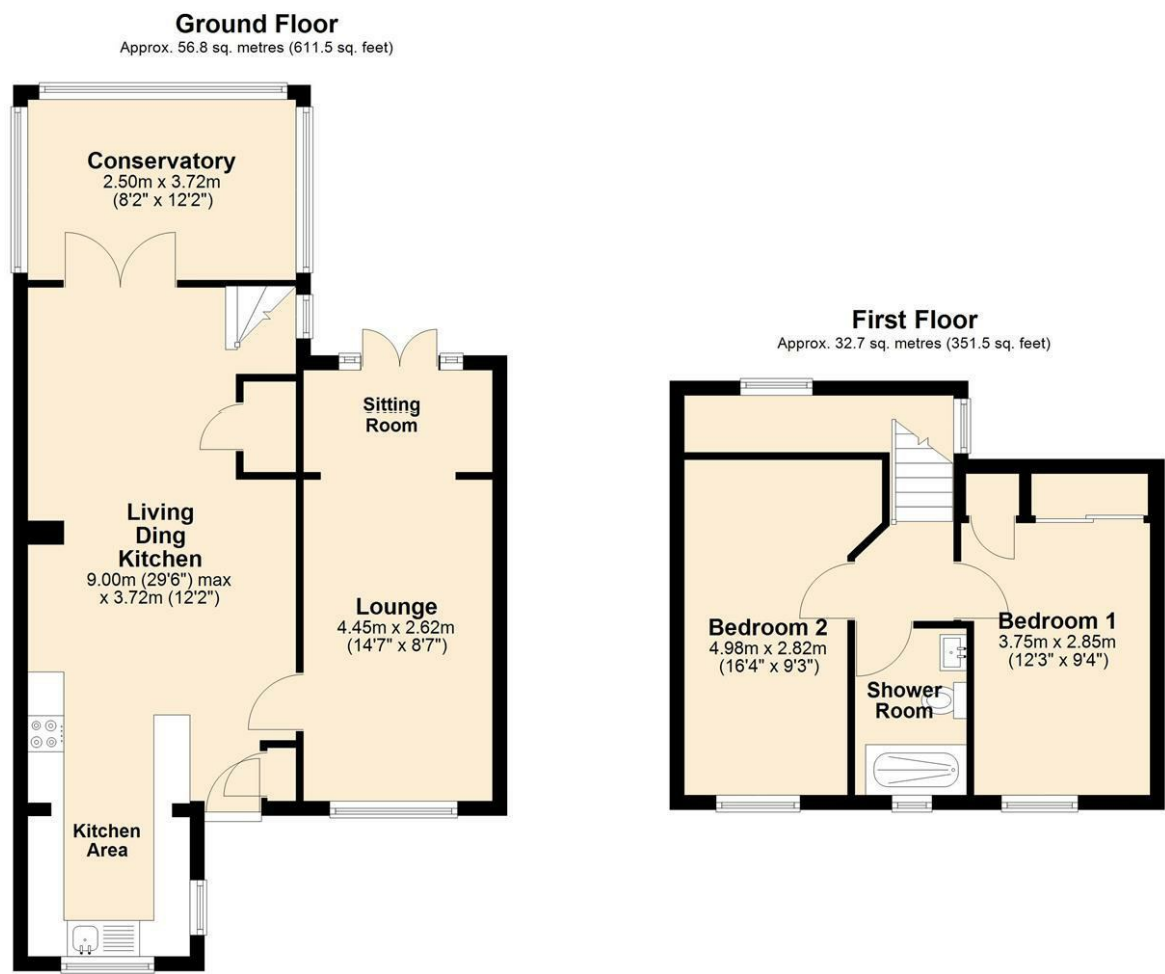
Free Market Appraisals / Valuations

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

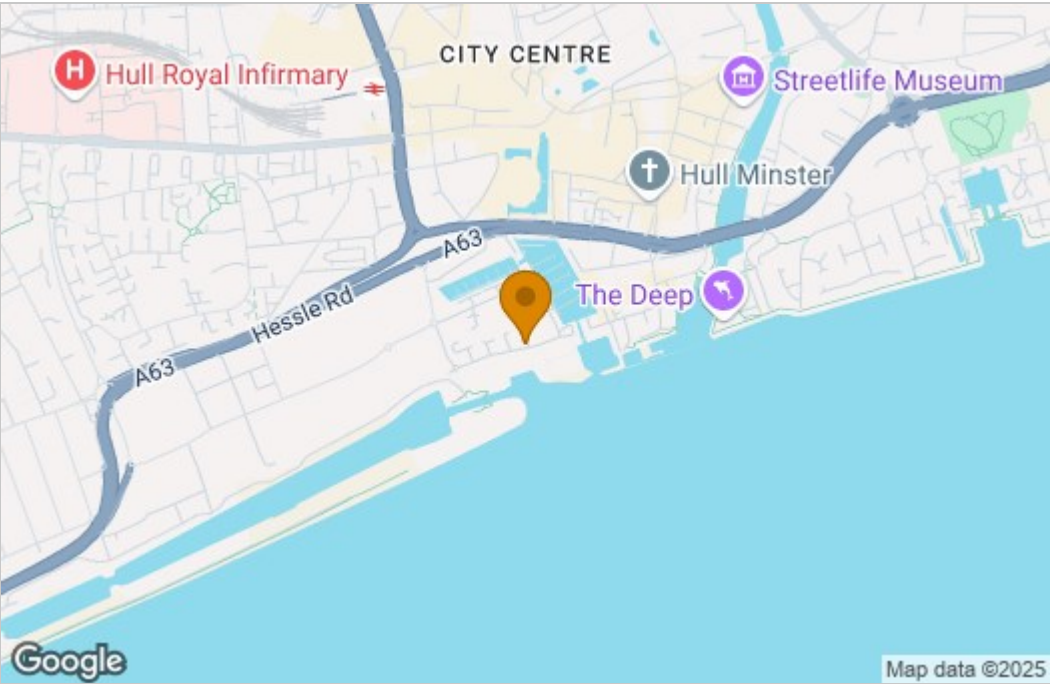
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Floor Plan

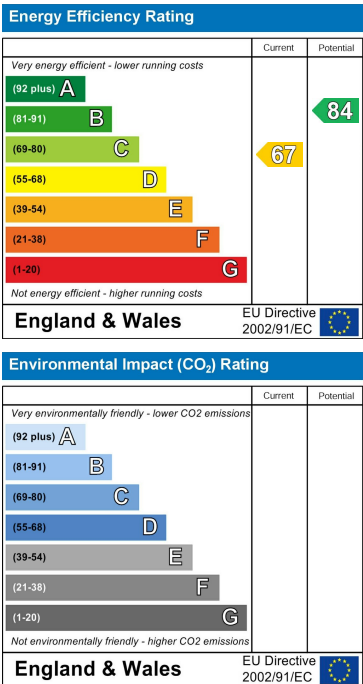


Total area: approx. 89.5 sq. metres (963.0 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.