

Whitakers

Estate Agents



132 Saltash Road, Hull, HU4 7EY

£119,500

**** NO ONWARD CHAIN ****

Introducing this neatly presented mid terrace property which has been lovingly cared for as a family home for generations, and now ready for a new owner to create their own happy memories in.

Externally to the front aspect, there is a forecourt with decorative planting, and boundary hedging.

Briefly comprising entrance hall, open plan lounge / dining room, and fitted kitchen; the first floor boasts two double bedrooms, a good third bedroom and wet room with separate W.C.

French doors in the dining room open to the southerly facing rear garden which is partly laid to lawn with well-stocked borders, and complimented with patio seating areas.

The accommodation comprises

Front external



Externally to the front aspect, there is a forecourt with decorative planting, and boundary hedging. A shared side passage allows access to the back of the plot which is enclosed by brick walling and wooden fencing.

Ground floor

Hall

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

Open plan lounge / dining room 21'0" x 11'2"
(6.41 x 3.41)

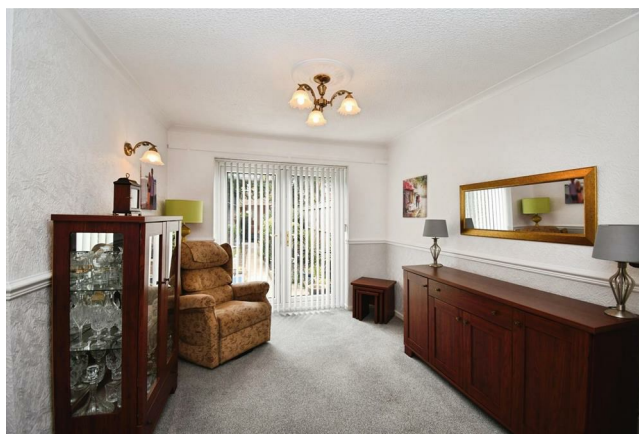


Lounge



UPVC double glazed bow window, central heating radiator, fireplace with marbled inset / hearth with decorative wooden surround, and carpeted flooring.

Dining room



UPVC double glazed French doors, and carpeted flooring.

Kitchen 13'6" x 8'5" (4.12 x 2.58)



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with jib and extractor hood above.

First floor

Landing

With access to the loft hatch, two built-in storage cupboards, and carpeted flooring. Leading to :

Bedroom one 11'10" x 11'4" (3.63 x 3.46)



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

Bedroom two 11'10" x 7'7" (3.63 x 2.32)



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

Bedroom three 8'9" x 8'2" (2.69 x 2.51)



UPVC double glazed window, central heating

radiator, built-in storage cupboard, and carpeted flooring.

W.C.

UPVC double glazed window, laminate flooring, and furnished with a low flush W.C.

Wet room



Two UPVC double glazed windows, central heating radiator partly tiled to splashback areas with Lino flooring, and furnished with a wall-mounted electric shower, and a pedestal sink with dual taps.

Rear external

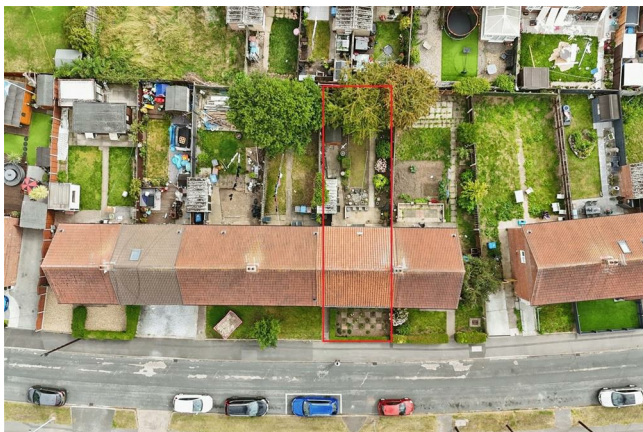


French doors in the dining room open to the southerly facing rear garden which is partly laid to lawn with well-stocked borders, and complimented with patio seating areas. The residence also benefits from having an outside tap, and a wooden storage shed.

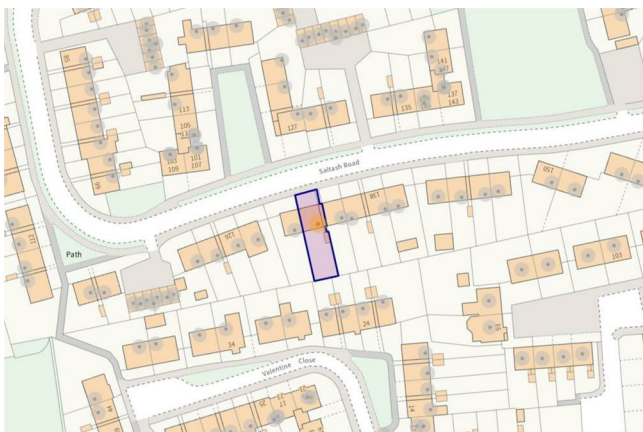
Location

The property is established on Saltash Road in Hull, set back from the main roads to enjoy a tranquil setting yet maintain close proximity to local amenities and highly accessible transport links.

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 - 00330493013208

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - 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.

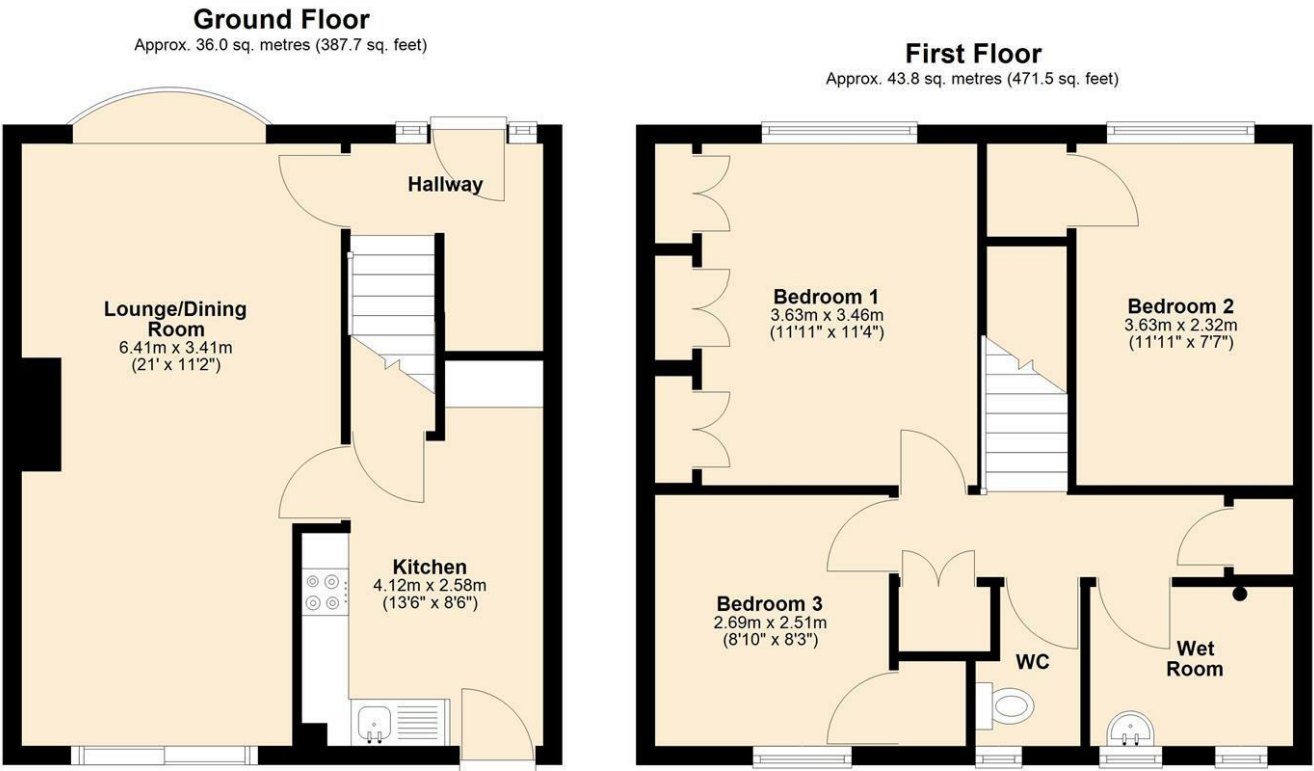
Free Market Appraisals / Valuations

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

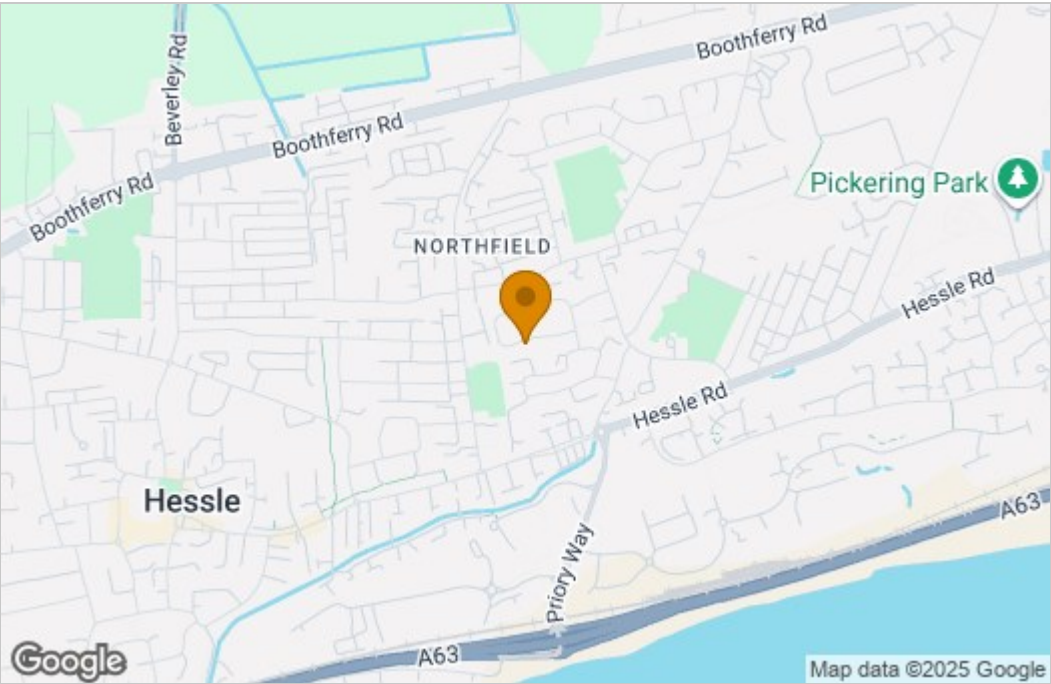
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Floor Plan

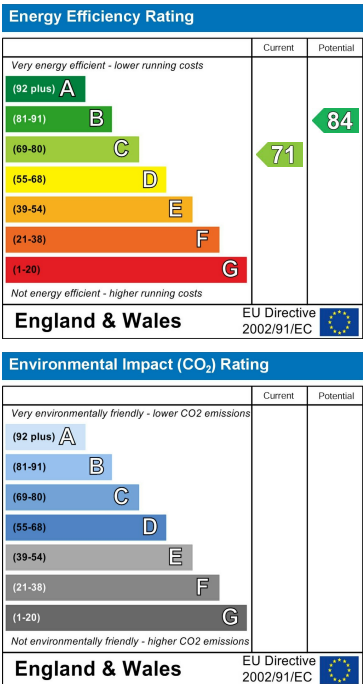


Total area: approx. 79.8 sq. metres (859.2 sq. feet)

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.