

Whitakers

Estate Agents



38 Dunston Road, Hull, HU5 5ET

£135,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this immaculate mid-terrace style property which has recently been refurbished throughout to welcome a first time buyer or young family.

Upon entering the property, the resident is greeted by a large entrance hall that follows to a spacious lounge, and fitted kitchen with rear lobby leading to the utility room / cloakroom extension.

A fixed staircase ascends to the first floor, which boasts two good bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a gravelled forecourt. The rear garden is mainly laid to lawn, with a patio seating area, and enclosed by wooden fencing.

The residence benefits from having a detached garage which can house a vehicle. A new owner may also wish to apply for permission to lower the front kerb to create further off-street parking.

Location

Dunston Road is a residential location established off Spring Bank West in Hull. It is surrounded by a wealth of local amenities that range from shops, dining facilities, a launderette and a petrol station; highly accessible transport links also provide multiple routes to the Hull City center, and surrounding villages. The residence also falls within the catchment of high Ofsted rated schools, most notably the Ainthorpe Primary School, Eastfield Primary School, and Acre Heads Primary School.

The accommodation comprises

Front external

Externally to the front aspect, there is a gravelled forecourt.

Ground floor

Entrance hall



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge / dining room 20'3" x 11'5" maximum
(6.19 x 3.50 maximum)



Two UPVC double glazed windows, two central heating radiators, and carpeted flooring.

Kitchen 8'11" x 8'9" (2.74 x 2.67)



UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door, laminate flooring, and fitted with a worktop.

Utility room / cloakroom



UPVC double glazed window, feature glass window, central heating radiator, laminate flooring, and fitted with a worktop. Also furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

First floor

Landing

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

Bedroom one 9'3" x 15'1" (2.84 x 4.61)



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

Bedroom two 10'10" x 9'4" (3.32 x 2.86)



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

Bathroom



UPVC double glazed windows, central heating radiator, fully tiled with panelling to splashback areas and laminate flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



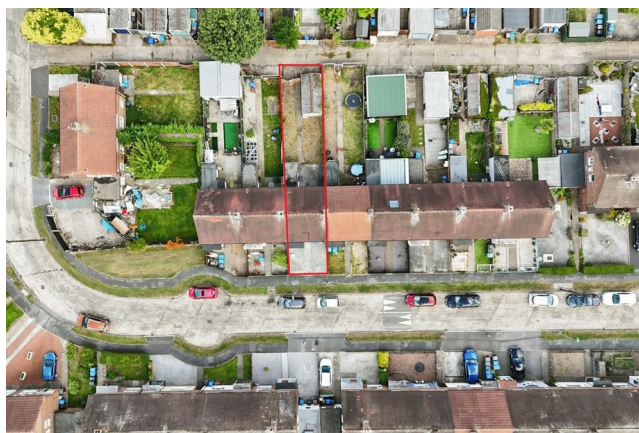
The rear garden is Mainly laid to lawn, with a patio seating area, and enclosed by wooden fencing. A path leads to a gate that opens to the vehicle accessible tenfoot.

Car parking

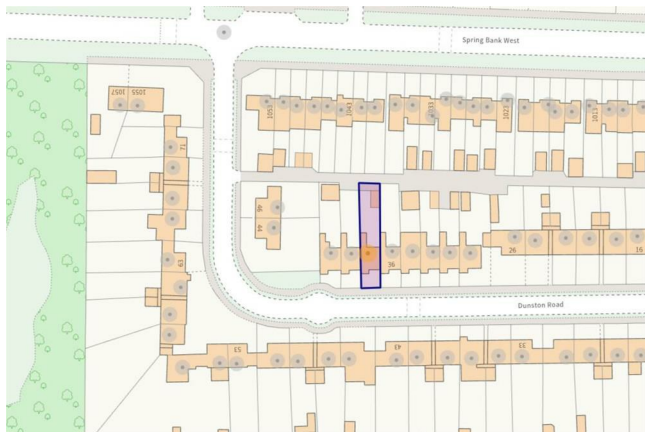


The residence benefits from having a detached garage which can house a vehicle. A new owner may also wish to apply for permission to lower the front kerb to create further off-street parking.

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 - 00320037003807

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Basic 18 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.

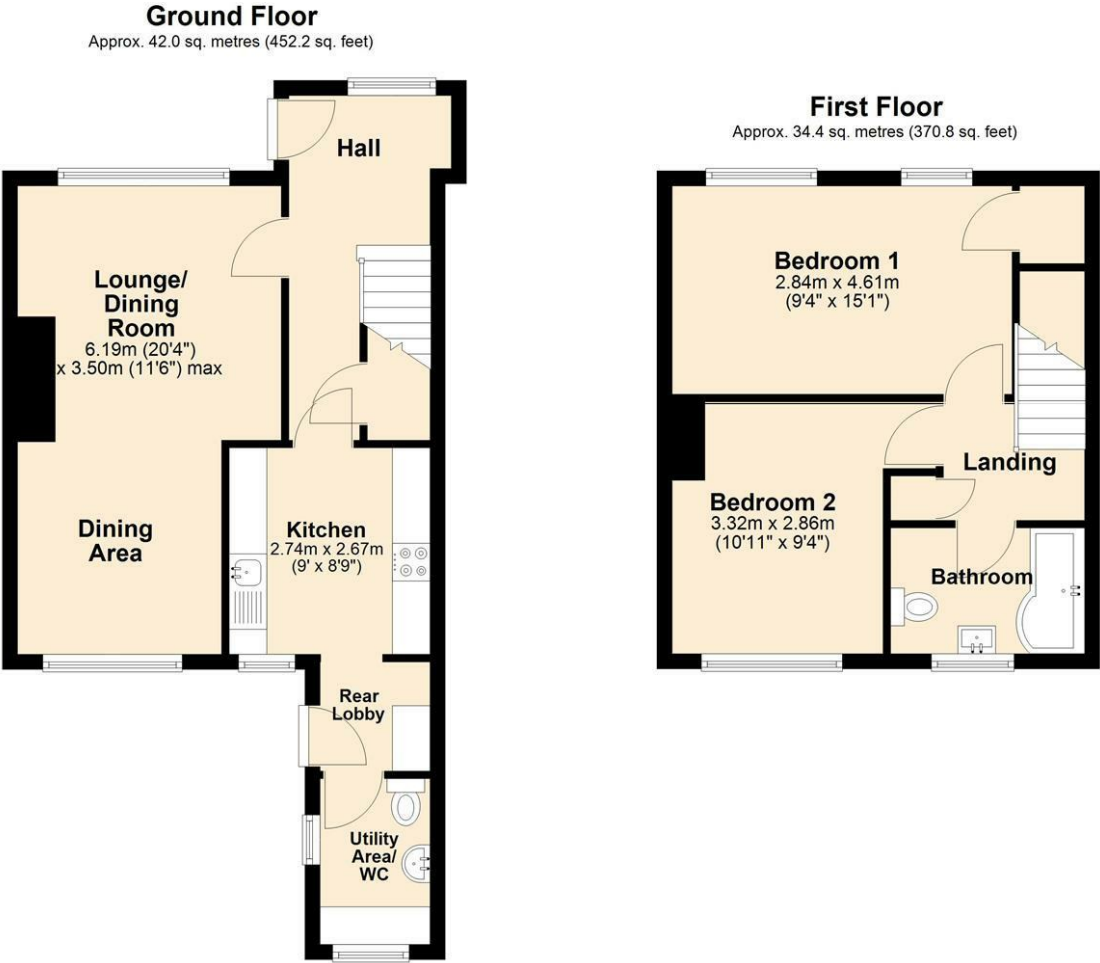
Free Market Appraisals / Valuations

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.

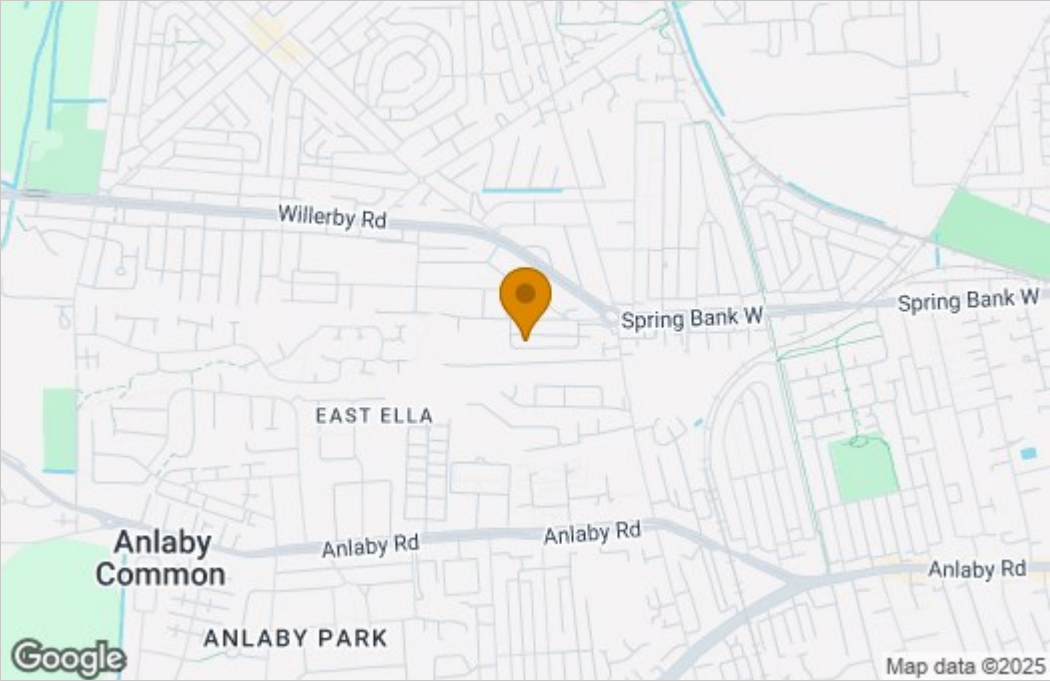
Whitakers Estate Agent Declaration

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.

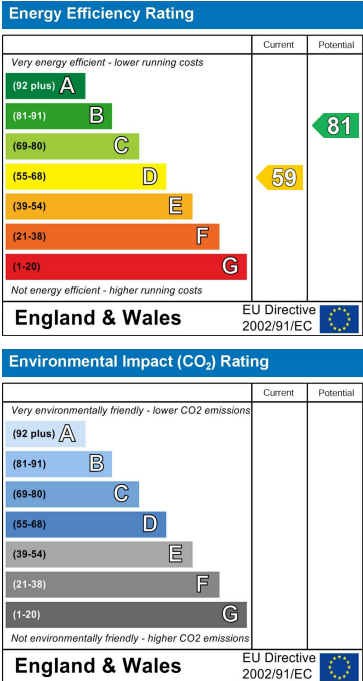
Floor Plan



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.