

Whitakers

Estate Agents



46 Ridgeway Road, Hull, HU5 5HX

£169,950

Introducing this neatly presented traditional property which would make an ideal starter home for a young family seeking the convenience of local amenities and transport links provided by Willerby Road.

Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

To access the property, the resident enters through the porch and hallway which leads to an open plan lounge / dining room, and fitted kitchen.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom.

French doors in the dining area open to the rear garden which is partly laid to lawn, and complimented with paved, gravelled and wooden decking seating areas.

A path leads to a detached garage, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot,

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking. The residence also benefits from having an outside power socket.

Ground floor

Porch

Composite entrance door with UPVC double glazed side windows, and laminate flooring. Opening to :

Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 11'5" x 12'0" (3.48 x 3.67)



UPVC double glazed bay window, central heating radiator, and laminate flooring.

Dining room 9'6" x 14'11" (2.90 x 4.57)



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

Kitchen 12'10" x 7'2" (3.93 x 2.20)



UPVC double glazed door and windows, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback laminate above, sink with mixer tap, space for a dryer, and integrated oven with hob and extractor above, and integrated washing machine.

First floor

Landing

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

Bedroom one 13'5" x 9'8" maximum (4.10 x 2.96 maximum)



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

Bedroom two 9'9" x 9'3" (2.99 x 2.84)



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

Bedroom three 7'7" x 5'4" (2.32 x 1.64)



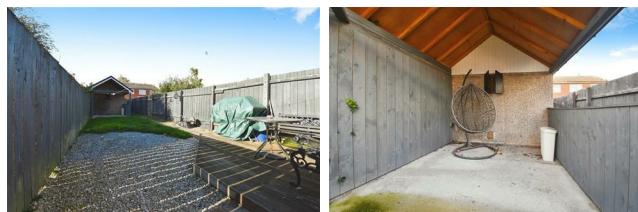
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, vanity wash basin with mixer tap, and low flush W.C.

Rear external

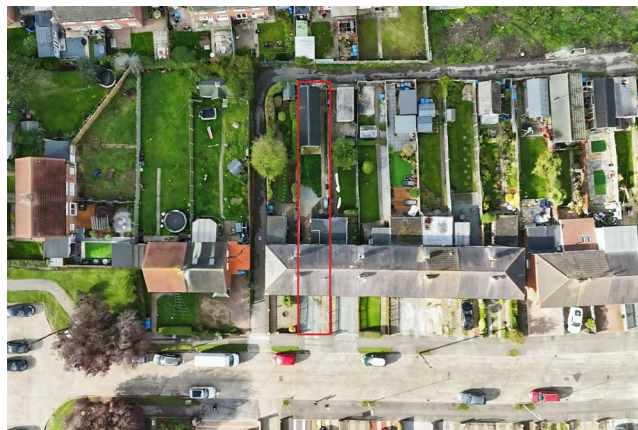


French doors in the dining area open to the rear garden which is partly laid to lawn, and complimented with paved, gravelled and wooden decking seating areas.

Garage

A path leads to a detached garage, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot,

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 - 00030316004602

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

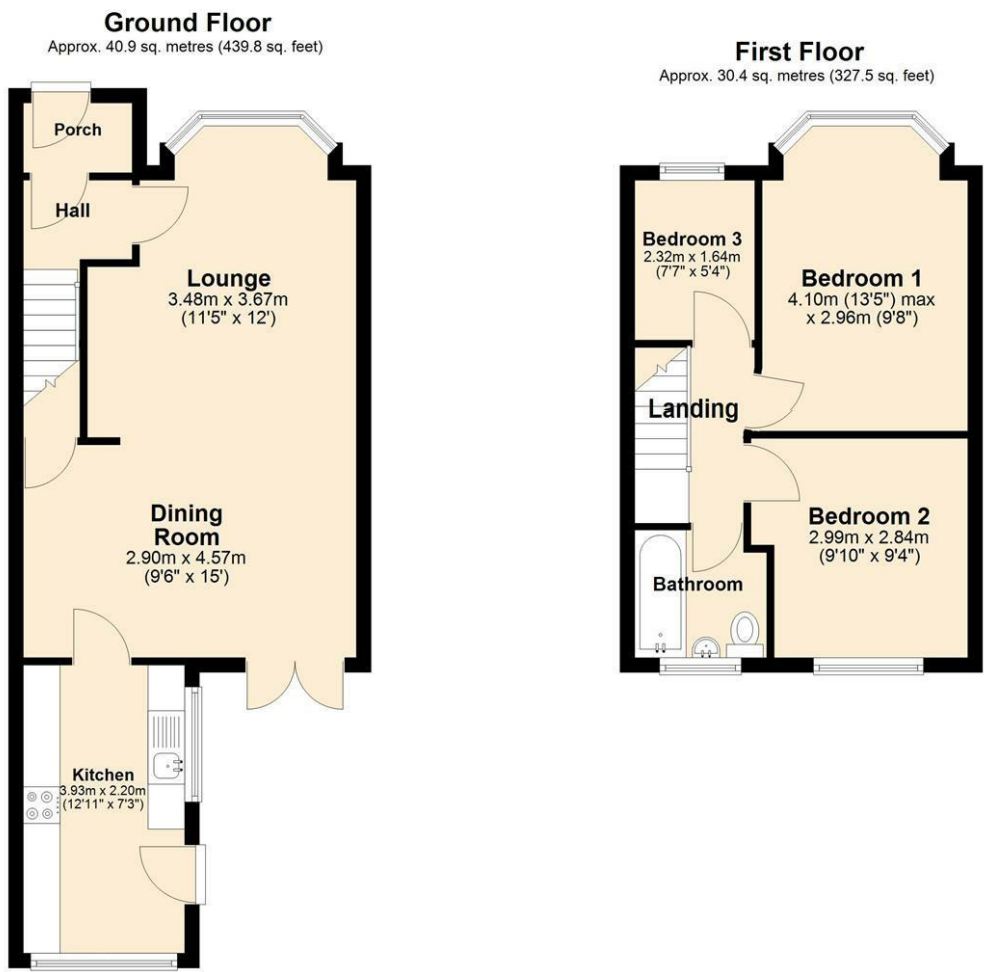
Free Market Appraisals / Valuations

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

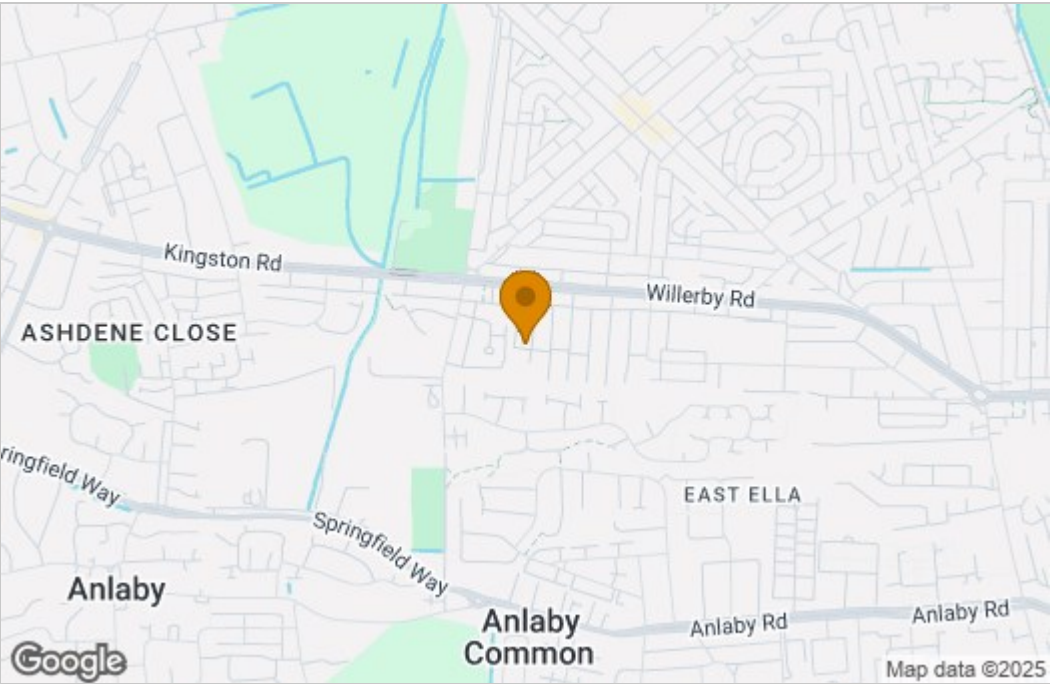
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Floor Plan

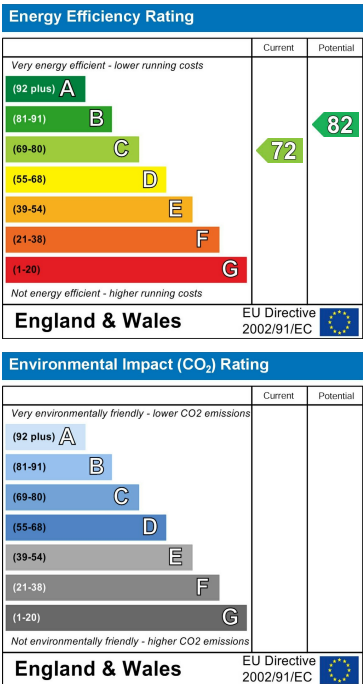


Total area: approx. 71.3 sq. metres (767.2 sq. feet)

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.