

# Whitakers

Estate Agents



## 30 Kempton Road, Hull, HU3 6UF

**£134,500**

Whitakers Estate Agents are pleased to introduce this neatly presented family home which is conveniently placed to take advantage of the array of amenities and transport links hosted around Kennings Roundabout.

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

Upon entering, the resident is greeted by an entrance lobby that follows to a bay-fronted lounge, fitted kitchen with access to the bathroom, and conservatory.

A fixed staircase ascends to the first floor which boasts a master bedroom with built-in storage cupboard, and two good bedrooms.

French doors in the conservatory open to the enclosed rear garden which is laid to lawn with decorative planting, and complemented with a patio seating area.

At the back of the plot, there is a hardstand and personal gate in the boundary fencing that opens onto the vehicle-accessible ten-foot. A new owner may wish to bring the fencing forward and create further off-street parking.



The accommodation comprises

#### Front external



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

#### Ground floor

##### Hall

Composite entrance door, central heating radiator, and laminate flooring.

##### Lounge 15'0" x 14'9" (4.58 x 4.51 )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and laminate flooring.

##### Kitchen 9'1" x 10'2" (2.79 x 3.10 )



UPVC double glazed window and door, central heating radiator, built-in pantry, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and provision for a gas cooker.

#### Bathroom



UPVC double glazed window and feature window, central heating radiator, mostly tiled walls and flooring, and furnished with a three-piece suite comprising bath with mixer tap / shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

##### Conservatory 7'4" x 9'3" (2.24 x 2.82 )



UPVC double glazed French doors and windows,

built-in storage cupboard, plumbing for a washing machine, and laminate flooring.

First floor

Landing

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

Bedroom one 13'4" x 14'9" (4.07 x 4.51 )



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 10'11" x 8'5" (3.33 x 2.58 )



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

Bedroom three 8'0" x 6'1" (2.44 x 1.87 )



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

Rear external



French doors in the conservator open to the enclosed rear garden which is laid to lawn with decorative planting, and complimented with a patio seating area.

Potential for rear parking

At the back of the plot, there is a hardstand and personal gate in the boundary fencing that opens onto the vehicle accessible ten-foot. A new owner may wish to bring the fencing forward and create further off-street parking.

Additional features

The residence also benefits from having an outside tap, and wooden storage shed.



### 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 - 0003017000300A

Council Tax band - A

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 14 Mbps / 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.

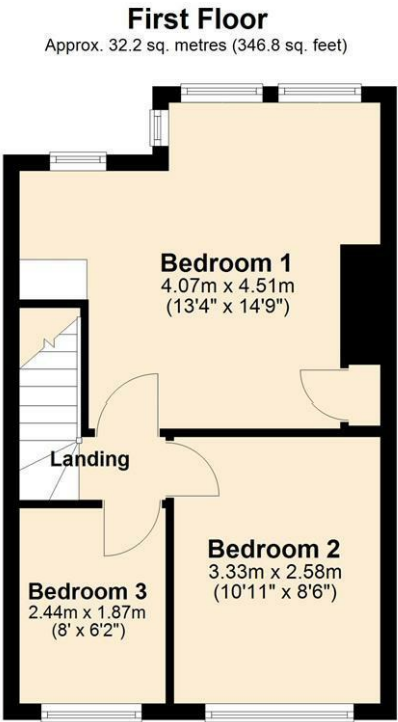
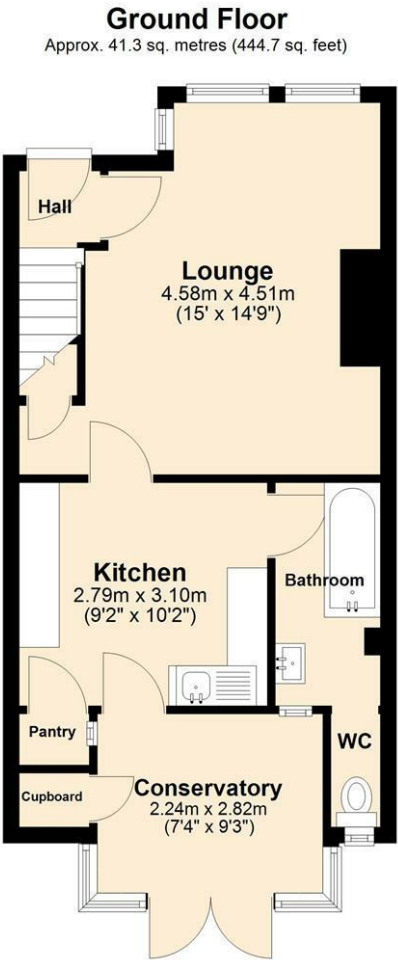
### Free Market Appraisals / Valuations

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

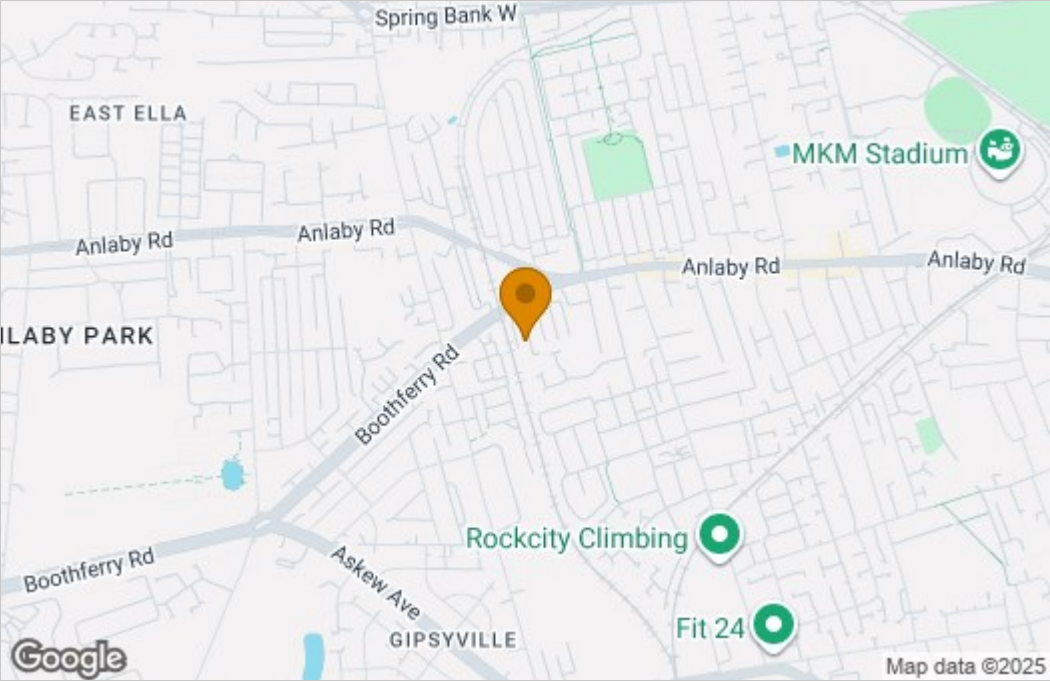
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Floor Plan

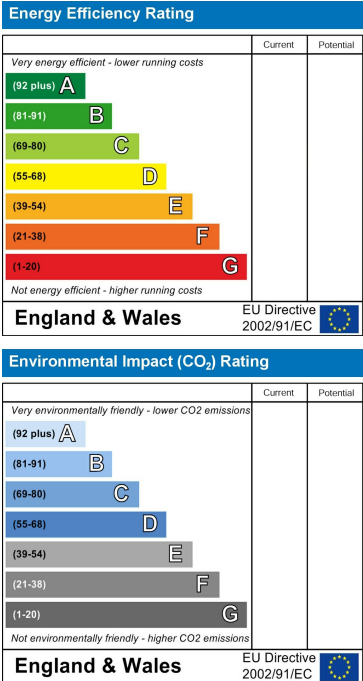


Total area: approx. 73.5 sq. metres (791.4 sq. feet)

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.