

# Whitakers

Estate Agents



## 84 Arcon Drive, Hull, HU4 6AD

**£129,950**

Offered to the market with no onward chain, this neatly maintained mid-terrace property would make an ideal home for a growing family seeking the conveniences of local amenities and transport links, but also require to reside within the immediate catchment of the Eastfield Primary school.

Externally to the front aspect, there is a paved courtyard with wrought iron fencing to the surround.

To access the property, the resident enters through the porch which incorporates useful storage space, and opens to the hallway; from here, the layout flows to an open plan kitchen / dining room, with double-width internal doors opening to the lounge.

Upstairs, there are two fitted double bedrooms, a generous third bedroom, and a modern four-piece shower room.

French doors from the lounge lead to a private rear courtyard with fenced boundaries and access to the pedestrian ten-foot.



The accommodation comprises

#### Front external

Externally to the front aspect, there is a paved courtyard with wrought iron fencing to the surround.

#### Ground floor

##### Porch

UPVC double glazed door with side window, built-in storage cupboard and area, and laminate flooring.

##### Hallway

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

#### Open plan kitchen / dining room



Kitchen 10'4" x 9'6" (3.15 x 2.90 )



UPVC double glazed window, tiled flooring, and fitted 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.

Dining room 15'7" x 6'3" (4.75 x 1.92 )



Internal French doors to the lounge, central heating radiator, under stairs storage cupboard, and laminate flooring.

Lounge 15'6" x 9'9" (4.74 x 2.98 )



UPVC double glazed French doors, UPVC double glazed window, central heating radiator, wall mounted electric fire, and laminate flooring.

#### First floor

##### Landing

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

Bedroom one 10'6" x 9'4" (3.22 x 2.86 )



UPVC double glazed window, central heating



radiator, built-in wardrobes and drawers, and carpeted flooring.

Bedroom two 12'4" x 8'7" (3.77 x 2.63 )



UPVC double glazed window, central heating radiator, built-in wardrobes and drawers, and carpeted flooring.

Bedroom three 9'4" x 6'6" (2.86 x 1.99 )



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

Shower room 8'7" x 5'6" (2.63 x 1.68 )



Two UPVC double glazed windows, central heating radiator, fully tiled with panelling to splashback areas, tiled flooring, and furnished with a four-piece suite comprising walk-in

enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, bidet with mixer tap, and low flush W.C.

Rear external



French doors from the lounge lead to a private rear courtyard with fenced boundaries and access to the pedestrian ten-foot.

Additional features

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 - 00030120008401

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 20 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.

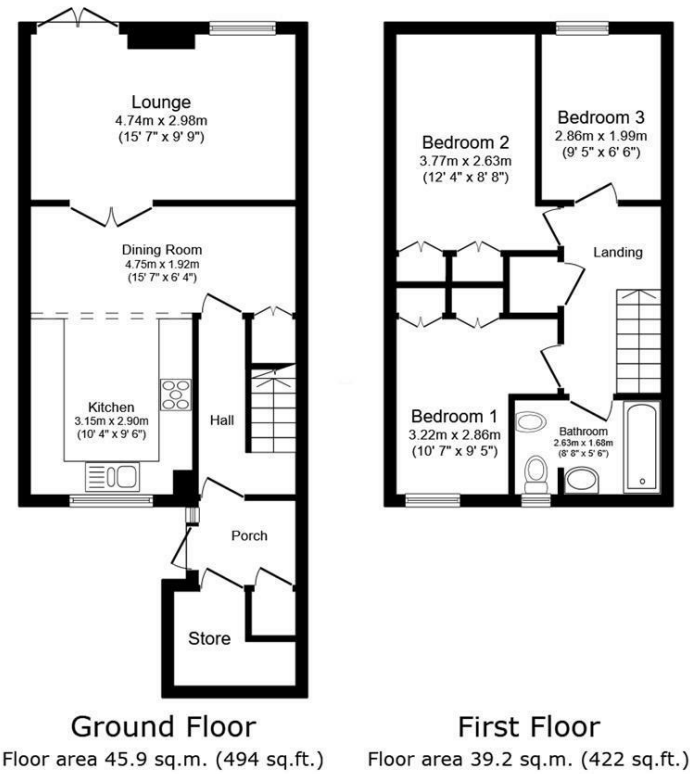
#### Free Market Appraisals / Valuations

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

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.

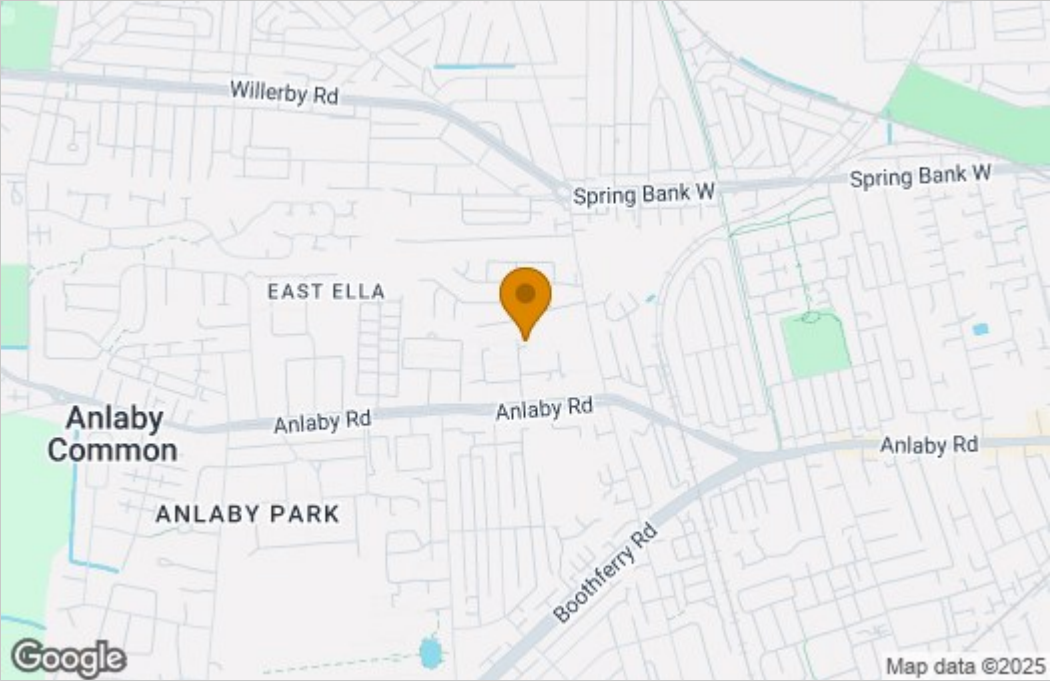
Floor Plan



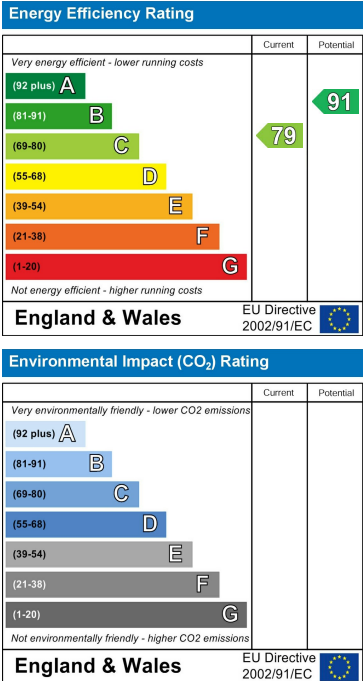
Total floor area: 85.1 sq.m. (916 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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