

# Whitakers

Estate Agents



## 57 Nunburnholme Park, Hull, HU5 5YN

**£175,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are delighted to bring to the market this neatly presented semi-detached residence, offering an excellent opportunity for first-time buyers or young families to establish themselves within the ever-popular Maplewood Avenue development.

To the front approach, there is a lawned garden with decorative planting; a side drive that accommodates off-street parking for multiple cars extends down the side of the property towards the detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge, separate dining room, and fitted kitchen.

A fixed staircase ascends to the first floor which offers three comfortable bedrooms, including a principal bedroom with built-in wardrobes, alongside a well-appointed shower room.

Externally to the rear, there is a lawned garden with well-stocked borders, and a patio seating area. There is also gated access to a communal green space and a footpath that leads towards Anlaby Common, and its abundance of local amenities and leisure facilities.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with decorative planting; a side drive that accommodates off-street parking for multiple cars extends down the side of the property towards the detached garage.

Ground floor

Hall

Composite entrance door, central heating radiator, fitted storage cupboard, and carpeted flooring. Leading to :

Lounge 16'7" x 11'7" (5.07 x 3.55 )



UPVC double glazed bow window, central heating radiator, fireplace with tiles inset and wooden surround, under stairs storage cupboard, and carpeted flooring.

Dining room 8'3" x 8'2" (2.53 x 2.49 )



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

Kitchen 9'6" x 6'3" (2.92 x 1.93 )



UPVC double glazed door with side window, tiles flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'8" x 8'8" (4.18 x 2.65 )



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

Bedroom two 11'3" x 8'9" (3.45 x 2.67 )



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

Bedroom three 7'8" x 5'11" (2.34 x 1.82 )



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

Shower room



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Rear external



Externally to the rear, there is a lawned garden with well-stocked borders, and a patio seating area. There is also gated access to a communal green space and a footpath that leads towards Anlaby Common, and its abundance of local amenities and leisure facilities.

Garage

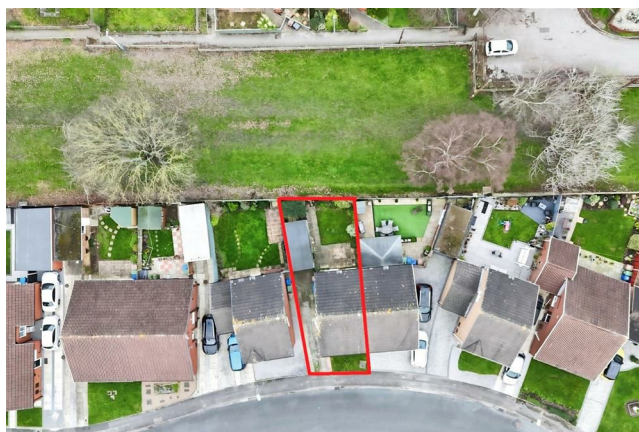


Accessed via an up-and-over door and personal side door, and having connection to lighting / power.

Additional features

The residence also benefits from having an outside tap.

Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL145057000

Council Tax band - C

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 18 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.

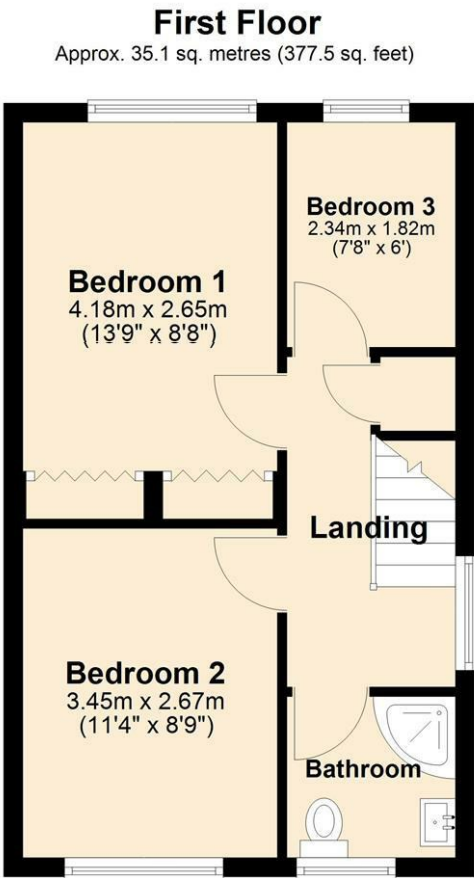
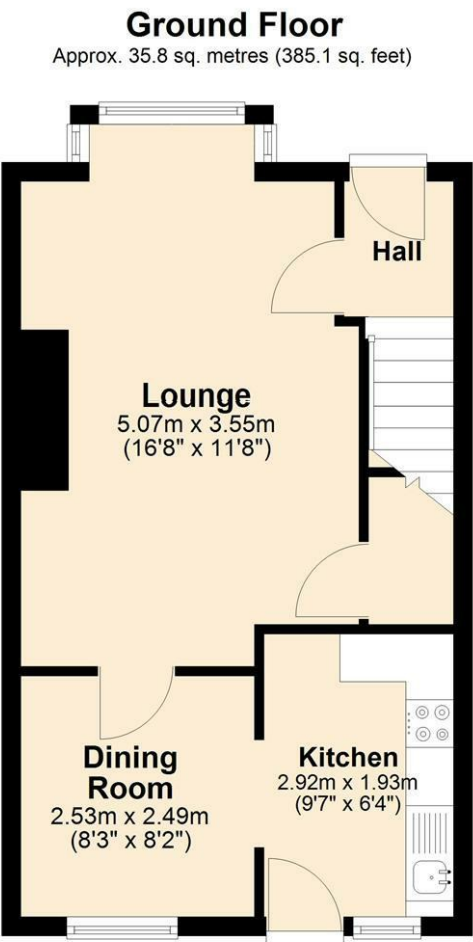
### Free Market Appraisals / Valuations

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

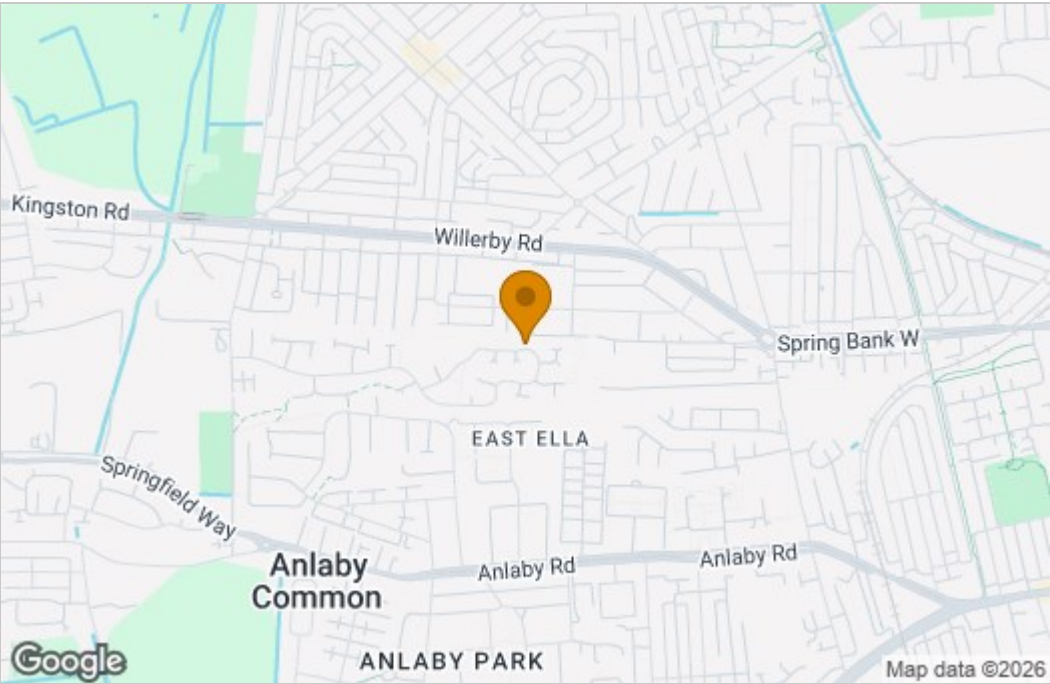
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

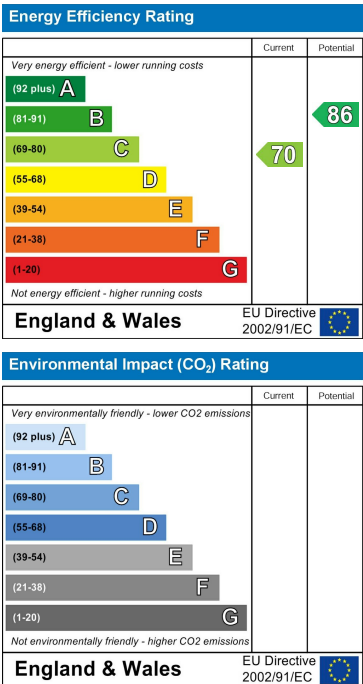


Total area: approx. 70.8 sq. metres (762.5 sq. feet)

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.