

# Whitakers

Estate Agents



**129 Kingston Road, Hull, HU10 6AL**

**£195,000**

Whitakers Estate Agents are pleased to introduce this well-presented three bedroom property which is ideally situated on Kingston Road, Willerby and is within close proximity to a number of amenities ranging from convenience stores, bars, restaurants and other local businesses.

The internal layout briefly comprises entrance hall, open plan lounge / dining room and fitted kitchen to the ground level; a fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom and a well-appointed bathroom.

Externally to the front aspect there is a feature garden enclosed by boundary walling.

The enclosed rear garden is partly laid to lawn with decorative planting, raised wooden decking seating area and gravelled section. A gate opens to the vehicle accessible ten-foot which allows off-street parking and a new owner will take full advantage of the self-service 'Loveshack Bar' located towards the back of the garden.

Taken together, the accommodation on offer would make a great family home for those seeking to reside within the catchment of the Willerby Carr Lane Primary School and connecting Wolreton School and Sixth Form College.

The accommodation comprises

Front external



Externally to the front aspect there is a feature garden enclosed by boundary walling.

Ground floor

Entrance hall

UPVC double glazed entrance door with side windows, central heating radiator, under stairs storage cupboard and laminate flooring.

Lounge 13'0" x 10'11" (3.97 x 3.35 )



UPVC double glazed bay window, central heating radiator, log burner with oak mantle and laminate flooring.

Dining room 13'8" x 11'1" maximum (4.19 x 3.39 maximum )



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

Kitchen 14'7" x 6'9" maximum (4.47 x 2.08 maximum )



UPVC double glazed rear door, UPVC double glazed window, central heating radiator, Lino flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above.

First floor

Landing

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



Bedroom one 13'0" x 10'9" (3.97 x 3.29 )



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

Bedroom two 10'11" x 10'7" (3.35 x 3.23 )



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

Bedroom three 6'4" x 6'0" (1.95 x 1.83 )



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and low flush W.C.

Rear external



The enclosed rear garden is partly laid to lawn with decorative planting, raised wooden decking seating area and gravelled section. A gate opens to the vehicle accessible ten-foot which allows off-street parking and a new owner will take full advantage of the self-service 'Loveshack Bar' located towards the back of the garden.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB204129000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

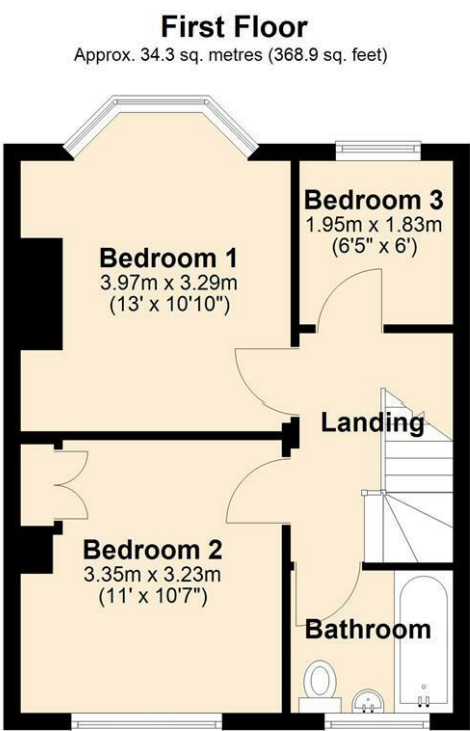
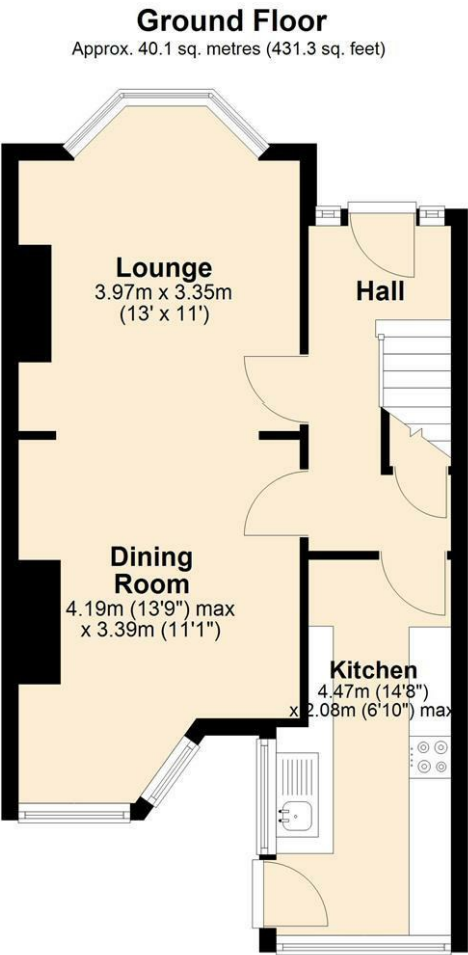
#### Free Market Appraisals / Valuations

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

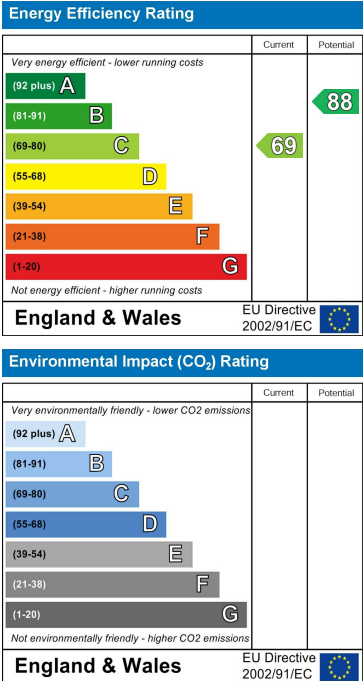


Total area: approx. 74.3 sq. metres (800.2 sq. feet)

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.