

# Whitakers

Estate Agents



**100 Hull Road, Hull, HU10 6UB**

**£267,500**

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, which has been thoughtfully extended and enhanced by blending period charm with contemporary features, particularly to the ground level which features underfloor heating and a spacious open-plan layout - ideal for both everyday life and entertaining.

Externally to the front of the front aspect there is a large, gravelled driveway providing ample off-street parking for multiple vehicles.

Inside, a welcoming entrance hall leads through to a bay-fronted lounge and an impressive open-plan dining area, featuring a log burner with an exposed brick surround. The fitted kitchen sits to the rear with the added convenience of a separate utility room.

A fixed staircase rises to the first floor, which comprises two fitted double bedrooms, a well-good third bedroom, and a bathroom furnished with a three-piece suite.

Bi-folding doors from the kitchen open onto a raised patio seating area, with steps that descend to a southerly oriented lawned garden complimented with gravelled borders. A rear gate provides access to the vehicle accessible ten-foot beyond.

The accommodation comprises

Front external



Externally to the front of the front aspect there is a large, gravelled driveway providing ample off-street parking for multiple vehicles.

Ground floor

Hall



Composite entrance door with side window, central heating radiator, under stairs storage cupboard, and tiled flooring radiant floor heating.

Lounge 12'4" x 10'9" (3.78 x 3.30 )



UPVC double glazed bay window, central heating radiator, feature fireplace, and laminate radiant floor heating.

Open plan kitchen / dining room



Dining room 10'1" x 9'11" (3.09 x 3.04 )



Log burner with exposed brick inset and surround, and tiled flooring radiant floor heating.

Kitchen 19'2" x 12'0" (5.86 x 3.68 )



UPVC double glazed bi-folding doors and window, two central heating radiators, and tiled flooring radiant floor heating. Fitted with a range of floor and eye level units, breakfast bar, worktop with splash back tiles above, sink with mixer tap, and a range of integrated appliances including : oven with microwave and grill above, hob with extractor hood above, fridge-freezer, and dishwasher.

## Utility room



UPVC double glazed window, central heating radiator, and tiled flooring radiant floor heating. Fitted with a worktop incorporating a wash basin, a washing machine and furnished with a low flush W.C.

## First floor

### Landing

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

### Bedroom one 12'4" x 10'9" (3.78 x 3.30 )



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

### Bedroom two 10'5" x 10'3" (3.19 x 3.13 )



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

### Bedroom three 6'11" x 5'10" (2.12 x 1.80 )



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

## Bathroom



Upvc double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising P shaped panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



Bi-folding doors from the kitchen open onto a raised patio seating area, with steps that descend to a southerly oriented lawned garden complimented with gravelled borders. A rear gate provides access to the vehicle accessible ten-foot beyond.

## 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 -

ANL112100000

Council Tax band - C

## EPC rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk -

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

Broadband - Basic 6 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.

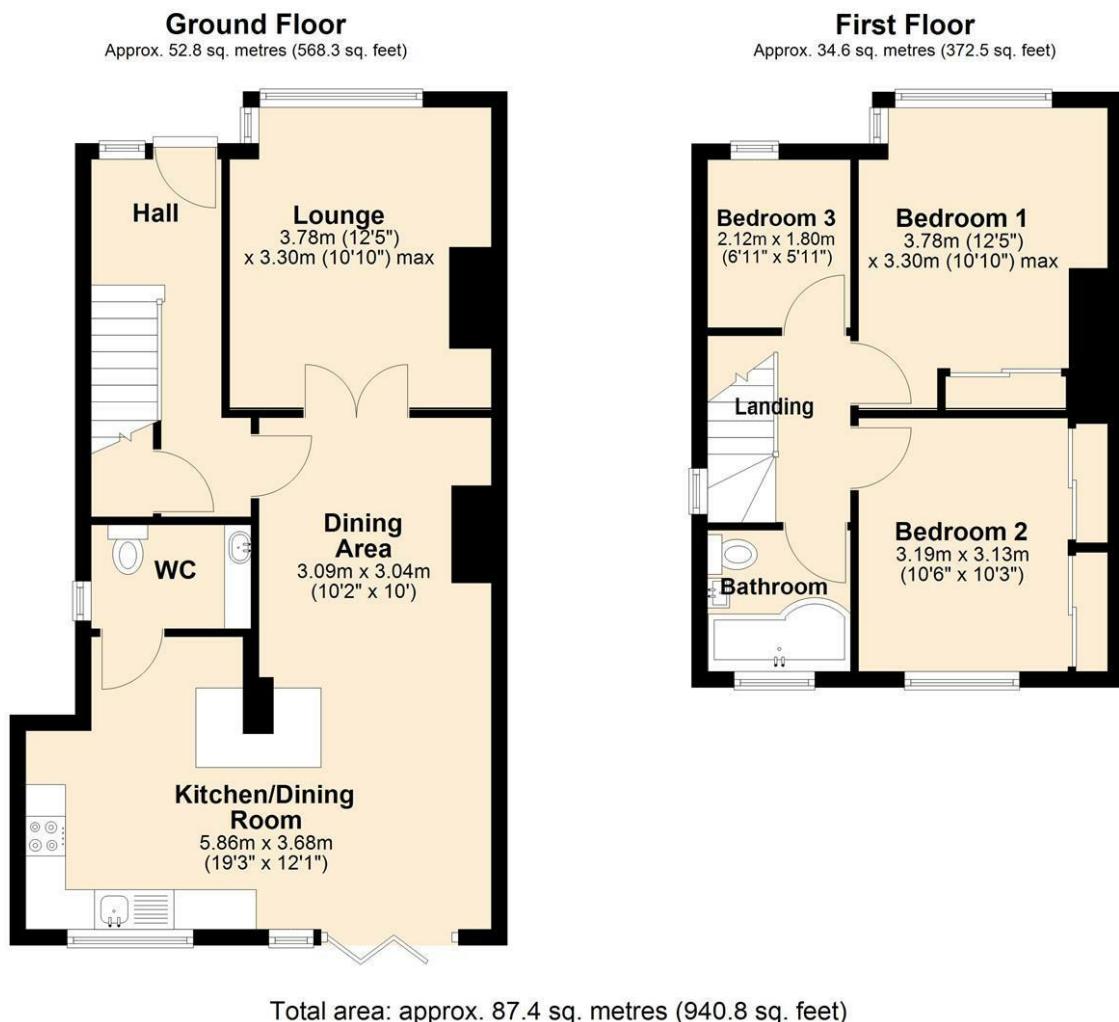
## Free Market Appraisals / Valuations

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.

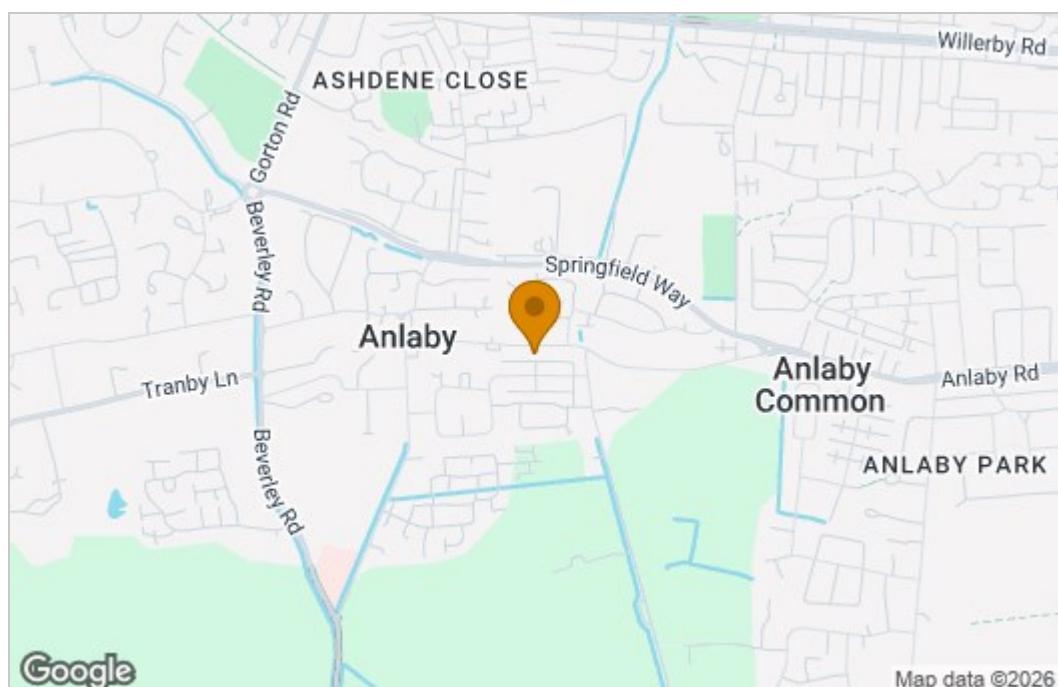
## Whitakers Estate Agent Declaration

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.

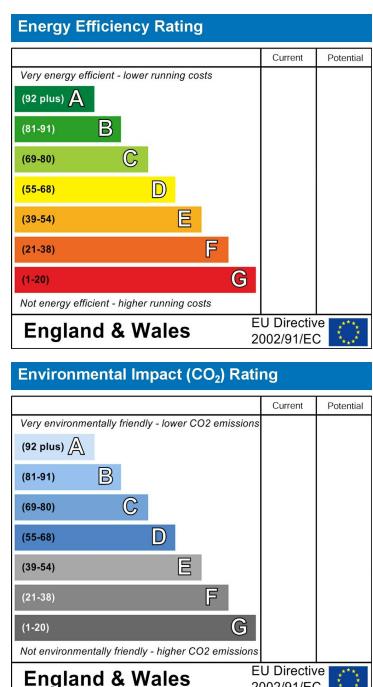
## Floor Plan



## 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.