

# Whitakers

Estate Agents



## 19 The Boulevard, Hull, HU12 8JT

**Offers Over £155,000**

Whitakers are pleased to offer this well presented 3 bedroom terraced home to the market, being sold with NO ONWARD CHAIN!

Ideally located just off Souttergate, a short walk from Hedon Town Centre and all of the shops and amenities on offer, the property offers spacious accommodation and would be ideal for First time Buyers and Families alike!

Presented in move-in condition, the property briefly comprises; entrance hallway, 22ft through Lounge/Dining Room, Kitchen, Garden Room, Rear Lobby and Bathroom to the ground floor whilst to the first floor there are 3 generously sized bedrooms, the master being En-suite.

Also benefitting from rear garden with off road parking together with UPVC double glazing and gas central heating, internal viewing is recommended to appreciate the standard and scale of accommodation on offer!

## The Accommodation Comprises

### Entrance Hallway



UPVC front door into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

### Lounge 11'3 x 11' (3.43m x 3.35m)



UPVC Front bay window, carpeted flooring and central heating radiator

### Dining Room 11' x 11' (3.35m x 3.35m)



UPVC window to rear courtyard, carpeted flooring, central heating radiator and under stair cupboard

### Kitchen 9'6 x 9' (2.90m x 2.74m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring halogen hob with electric fan oven below and 1 1/4 bowl stainless steel sink/drainer. Tiled flooring, UPVC window to side aspect and central heating radiator.

### Garden Room 12'6 x 8'4 max (3.81m x 2.54m max)



With tiled flooring, UPVC window to side aspect, built in storage cupboard housing combi boiler, central heating radiator, UPVC door to enclosed courtyard and second UPVC door to rear garden.

### Rear Lobby

With plumbing for automatic washing machine.

### Bathroom 7' x 7'3 max (2.13m x 2.21m max)



Panel bath with mixer taps, low flush wc and hand wash basin. Tiled flooring, half tiled walls, central heating radiator and UPVC window to side aspect.

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11' x 14'3 max (0.30m x 4.34m max)



UPVC window to front aspect, carpeted flooring and central heating radiator, door into.....

En-suite 6'2 x 5'6 max (1.88m x 1.68m max)



Single shower cubicle with mains shower, low flush wc and hand wash basin. Wall tiling to water sensitive areas and tiled flooring.

Bedroom Two 9'4 x 11'2 max (2.84m x 3.40m max)



UPVC window to rear aspect, carpeted flooring and central heating radiator.

### Bedroom Three 9' x 9'4 (2.74m x 2.84m)



UPVC window to rear aspect, carpeted flooring and central heating radiator.

### Outside



The front of the property is approached via pedestrian access with open aspects and a low maintenance garden laid to slate whilst to the rear is a generously sized garden laid mainly to lawn with patio areas with perimeter fencing and gate access leading to rear tenfoot with off road parking and open aspect.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

East Riding of Yorkshire Council

### EPC

EPC rating D

### 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 sales 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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 18 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Non specific to the property

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

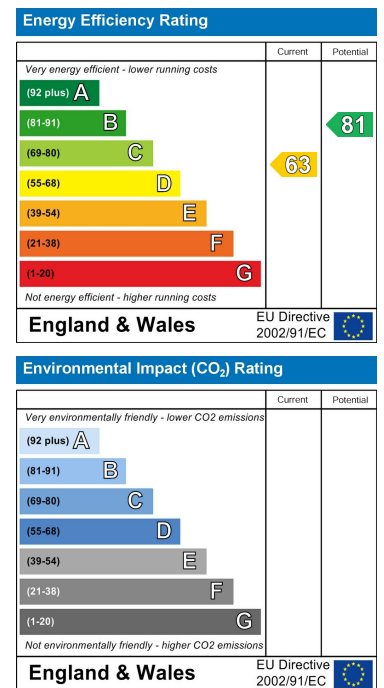


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.