

Whitakers

Estate Agents



18 Porlock Drive, Hull, HU7 4HY

Guide price £95,000

****GUIDE PRICE £100-105,000****

Whitakers are pleased to bring this spacious 2 bedroom (formerly 3 bedroom) property to the market, available with NO ONWARD CHAIN!

Ideally situated in peaceful and convenient position, well located for local shops, schools and amenities as well as being only a short distance from both North Point shopping centre and Kingswood Retail Parks, the property would be ideal for first time buyers, families and investors alike.

Currently configured as a 2 bedroom property but easily convertible back to 3 bedrooms, the property briefly comprises; front entrance porch, lounge, dining kitchen, rear lobby and downstairs cloakroom to the ground floor whilst to the first floor there are 2 double bedrooms and a shower room.

Also benefitting from front and rear gardens with off road parking and garage together with UPVC glazing and gas central heating, early viewing is recommended!

The Accommodation Comprises

Front Porch



Composite door into entrance porch with UPVC windows, tiled flooring and stairs to first floor.

Lounge 14'10 x 14'6 (4.52m x 4.42m)



Laminate flooring, UPVC front window and two central heating radiators.

Dining Kitchen 14'10 x 11'9 (4.52m x 3.58m)



Double doors into kitchen with fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel sink with mixer taps over, plumbing for automatic washing machine, space for American fridge/freezer, UPVC windows to front and rear aspect, tiled flooring and double doors into....

Rear Lobby



With tiled flooring, UPVC door and windows to rear, under stair cupboard and door to....

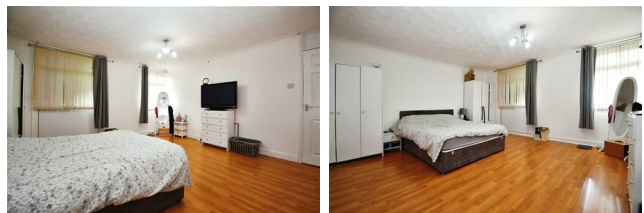
Downstairs Cloakroom

With low flush wc, hand wash basin, central heating radiator, UPVC window to rear and half tiled walls.

First Floor Landing

Stairs from front entrance porch to first floor with carpeted flooring, storage cupboard, UPVC window to rear and central heating radiator.

Bedroom One 14'10 x 14'6 (4.52m x 4.42m)



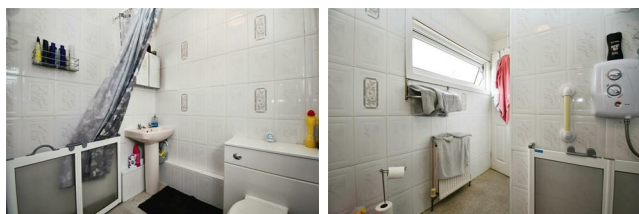
Spacious bedroom (formerly 2 bedrooms) with laminate flooring, central heating radiator and two UPVC windows to front aspect.

Bedroom Two 8'3 x 11'10 (2.51m x 3.61m)



Second double bedroom with laminate flooring, UPVC window to front aspect, central heating radiator and storage cupboard.

Wet Room 8'9 x 6'4 max (2.67m x 1.93m max)



With wall mounted electric shower, concealed cistern low flush wc and pedestal hand wash basin. tiled walls, vinyl flooring, central heating radiator and UPVC window to rear aspect.

Outside



To the front of the property is a spacious enclosed garden laid mainly to lawn with mature plants and trees and fencing to perimeters. The rear of the property has double gates and hard standing giving off road parking for two vehicles together with a detached garage.

Tenure

The property is freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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 - The property does NOT appear on the Hull City Council non-standard construction lists

Conservation Area - No

Flood Risk - No Risk

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

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

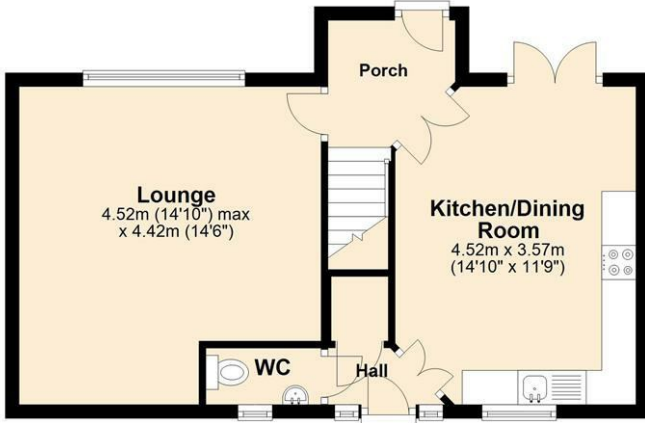
Planning - Non specific to the property

Whitakers Estate Agent Declaration:

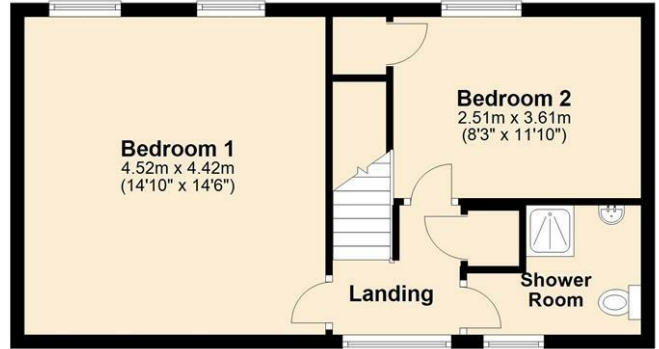
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Floor Plan

Ground Floor

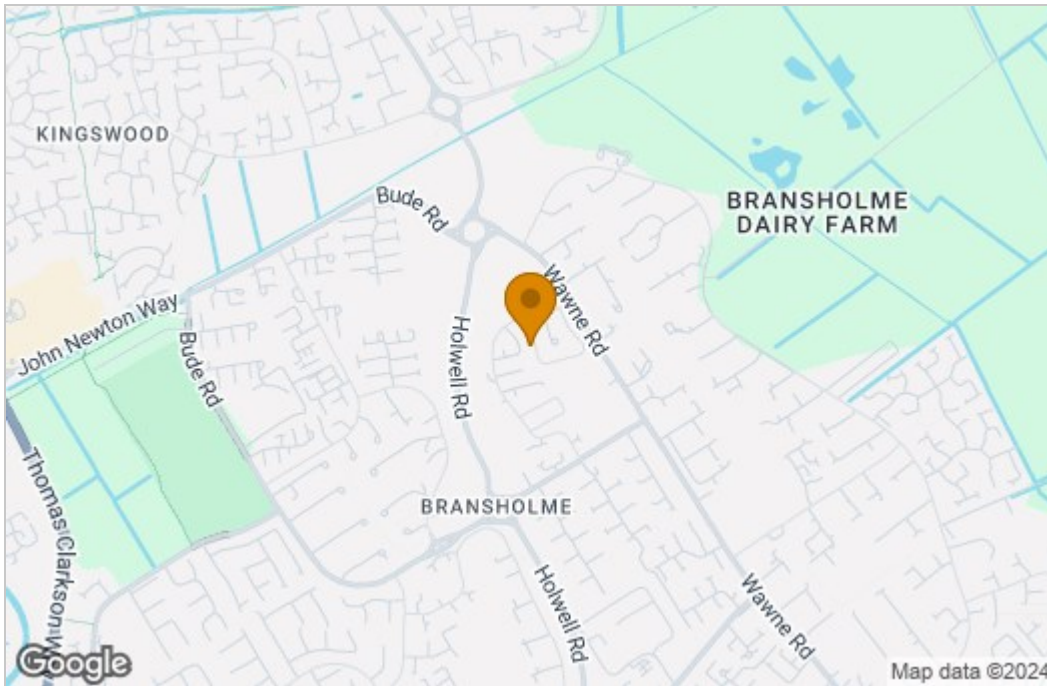


First Floor

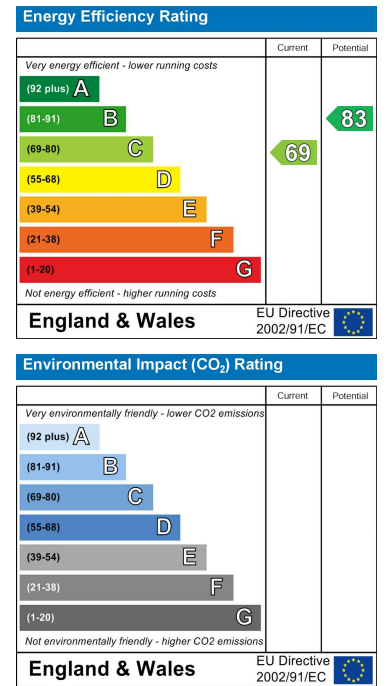


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.