

Whitakers

Estate Agents



145 Gillshill Road, Hull, HU8 0JW

Offers Over £240,000

Whitakers are delighted to bring this immaculately presented 3 bedroom semi-detached family home to the market!

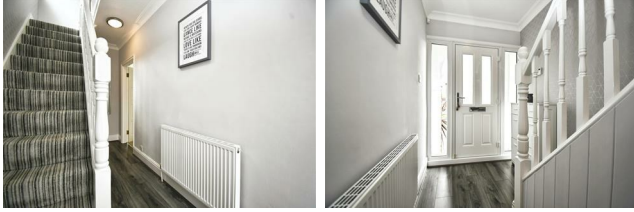
Situated in the most popular and sought after area of Gillshill Road, ideally positioned for highly regarded Primary and Secondary schools, as well as local shops and leisure facilities, this represents an outstanding opportunity to purchase a spacious property in "move-in" condition!

Having been lovingly cared for and tastefully improved by the current owners, the property briefly comprises; entrance hallway, lounge, dining room and kitchen to the ground floor whilst to the first floor there are 3 bedrooms and a 4 piece family bathroom.

Having the additional benefit of off road parking to the front with private side driveway leading to the detached garage and lovely enclosed rear garden together with gas central heating and uPVC glazing throughout, early viewing is strongly recommended!

The Accommodation Comprises

Entrance Hallway



Recessed storm porch with composite entrance door with glazed side panels into entrance hallway with laminate flooring, radiator and an under-stairs storage cupboard.

Lounge 11' x 11'9 (3.35m x 3.58m)



With uPVC glazed bay window to the front aspect, feature fireplace with gas fire, radiator and carpeted flooring though to....

Dining Room 13' x 11'9 (3.96m x 3.58m)



Continuation of carpeted flooring, radiator and uPVC patio doors leading to the rear garden.

Fitted Kitchen 11'6 x 7'4 max (3.51m x 2.24m max)



With a range of fitted wall, base and drawer cabinets, contrasting work surfaces and tiled splash backs. Stainless steel sink/drainer with mixer tap over, electric hob with extractor hood over and integrated oven below. Integrated fridge freezer and slimline dishwasher, plumbing for an automatic washing machine and space for a tumble dryer. Laminate flooring, central heating radiator, 2 x uPVC window to side aspect, a uPVC window to the rear aspect and a uPVC rear entrance door to the rear garden.

First Floor Landing



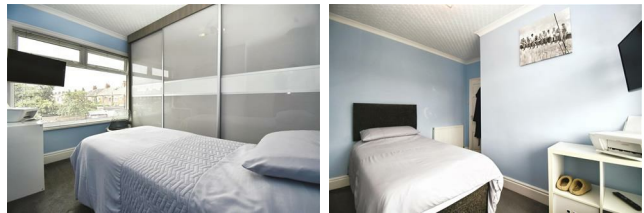
Stairs from entrance hallway to first floor landing with carpeted flooring and side uPVC window

Bedroom One 13'5 x 11'3 (4.09m x 3.43m)



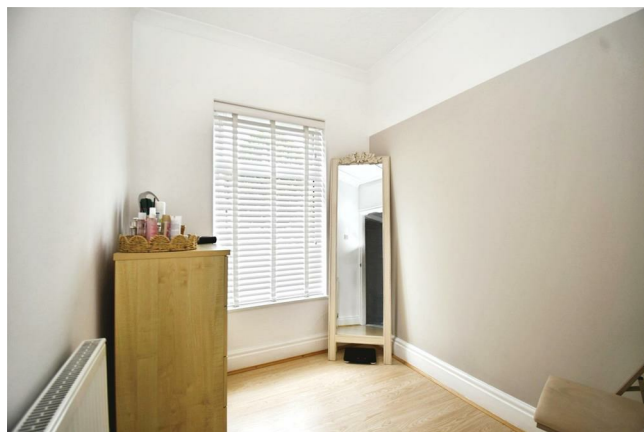
A double bedroom uPVC bay windows to the front aspect, carpeted flooring, radiator, and fitted sliding wardrobes.

Bedroom Two 11' x 11'3 (3.35m x 3.43m)



A second double bedroom uPVC window to rear aspect, carpeted flooring, radiator, and fitted sliding wardrobes.

Bedroom Three 7'6 x 6'2 (2.29m x 1.88m)



With uPVC window to the front aspect, laminate flooring, radiator and access to the loft space.

Family Bathroom 6'4 x 8'8 (1.93m x 2.64m)



A 4 piece bathroom suite comprising panel bath, concealed cistern low flush WC, vanity hand wash basin and separate shower enclosure with mains shower. Heated towel rail, partial tiling to the walls, floor tiling, extractor fan, ceiling spot lights and PVC window to the side elevation.

Outside



The front of the property offers off road parking whilst the private side driveway offering further off road parking leads to the detached garage. The generous rear garden is laid mainly to lawn with paved patio seating area, mature rear borders, timber fencing to perimeters and gate access to side driveway.

Garage



Situated at the foot of the private driveway with up and over door and internal door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City 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 - Very Low

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

Broadband - Basic 14 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

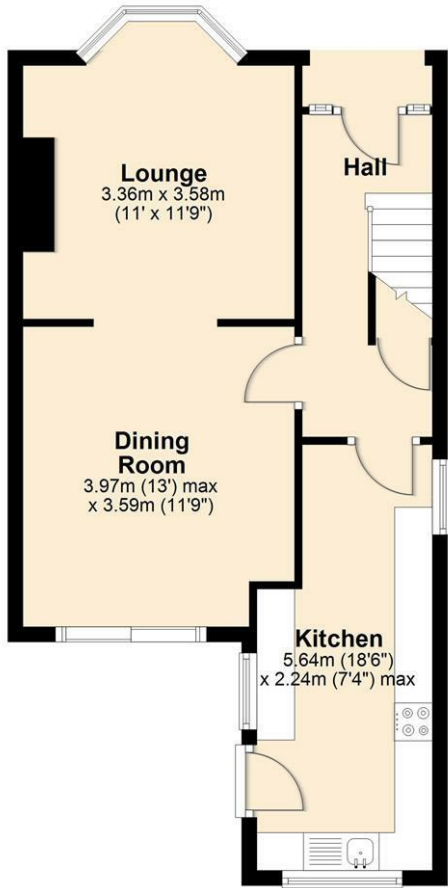
Planning - No

Whitakers Estate Agent Declaration:

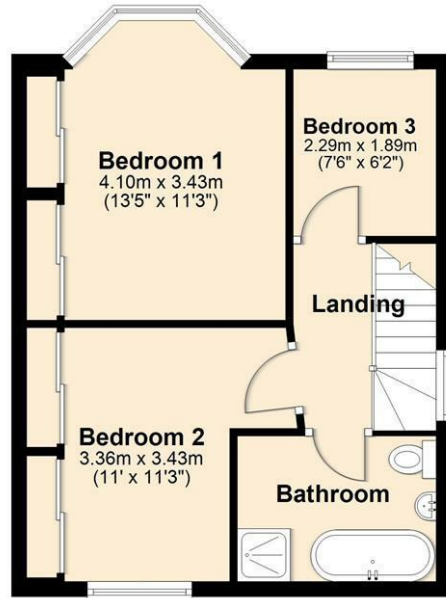
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Floor Plan

Ground Floor



First Floor

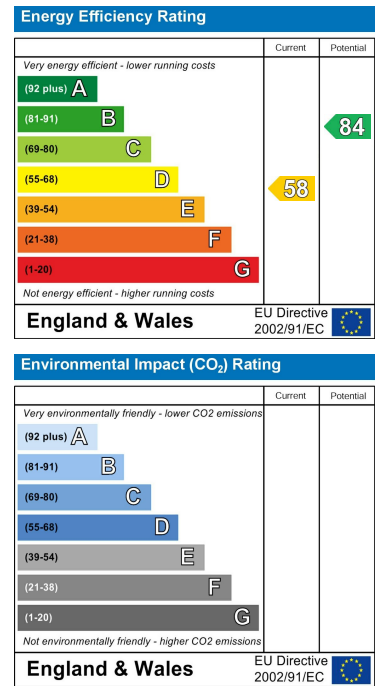


Total area: approx. 87.4 sq. metres (940.7 sq. feet)

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