

# Whitakers

Estate Agents



**47 Chesterton Street, Hull, HU3 5BJ**

**£185,000**

Well presented three bedroom semi detached property located on this much sought after development, well placed to access all the amenities Anlaby Road has to offer and enjoys good local schools close by. Early viewings advised to fully appreciate what is on offer.

The property briefly comprises : entrance hall, wc/cloakroom, lounge and dining kitchen to the ground floor. To the first floor are bedrooms two and three, family bathroom and office space with stairs leading to the master bedroom and en-suite. To the front of the property there is a small garden with a side path and gate leading to the rear garden which is lawned with a paved patio and fencing to the surround. A further gate leads to the parking spaces.

## Accommodation Comprises

### Entrance Hall

Double glazed entrance door, central heating radiator and staircase leading to the landing.

### WC/ Cloakroom



UPVC double glazed window, central heating radiator, low flush WC and wash basin.

### Lounge 14'8" x 11'6" max (4.49 x 3.52 max)



UPVC double glazed French windows leading to the gardens, central heating radiator, laminate flooring and an under stairs storage cupboard.

### Dining Kitchen 13'8" x 11'8" max (4.17 x 3.56 max)



UPVC double glazed window, central heating radiator, fitted with a range of base, wall and drawer units with fitted work surfaces and up stands, stainless steel single drainer sink unit with a mixer tap, split level oven and hob with a cooker hood over, integrated washing machine, dishwasher and fridge freezer, and a concealed gas central heating boiler.

### Landing

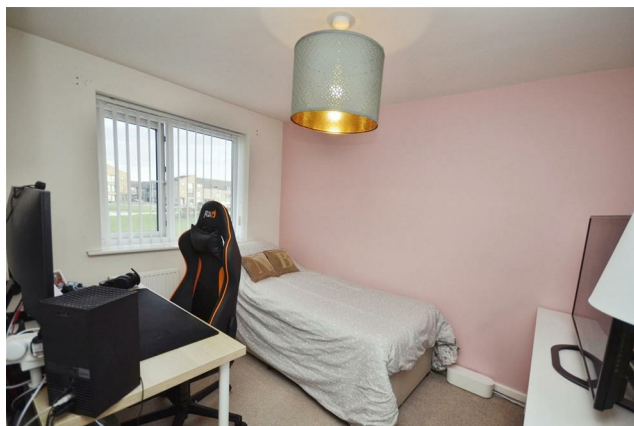
Central heating radiator. Leads to:

### Bedroom Two 12'10" x 9'6"ax (3.92 x 2.91max)



UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three 10'0" x 7'10" max (3.05 x 2.40 max)



UPVC double glazed window and a central heating radiator.

### Bathroom



UPVC double glazed window, central heating radiator, three piece bathroom suite comprising panelled bath, pedestal wash basin and a WC, tiled splash backs and and extractor fan.

Office 6'6" x 6'5" max (2.00 x 1.96 max)



UPVC double glazed window, central heating radiator and a staircase leading to the master bedroom.

Second Floor

Bedroom One 17'9" x 14'9" max (5.42 x 4.52 max)



UPVC double glazed window, two central heating radiators and two double wardrobes.

En-suite



Double glazed window, towel rail central heating radiator, three piece bathroom suite comprising shower cubicle, pedestal wash basin and a WC, extractor fan and access to the eaves which provide useful storage space.

Externally



To the front of the property there is a small garden with a side path and gate leading to the rear garden which is lawned with a paved patio and fencing to the surround. A further gate leads to the parking spaces.

Parking Spaces

Two allocated parking spaces are provided to the rear of the property.

Tenure

The property is freehold

Council Tax

Council Tax band A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Estate Fee's

Estate Fees are approx £150.00 per annum ( tbc)

Additional products and services

Whitakers 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.

Disclaimer

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.

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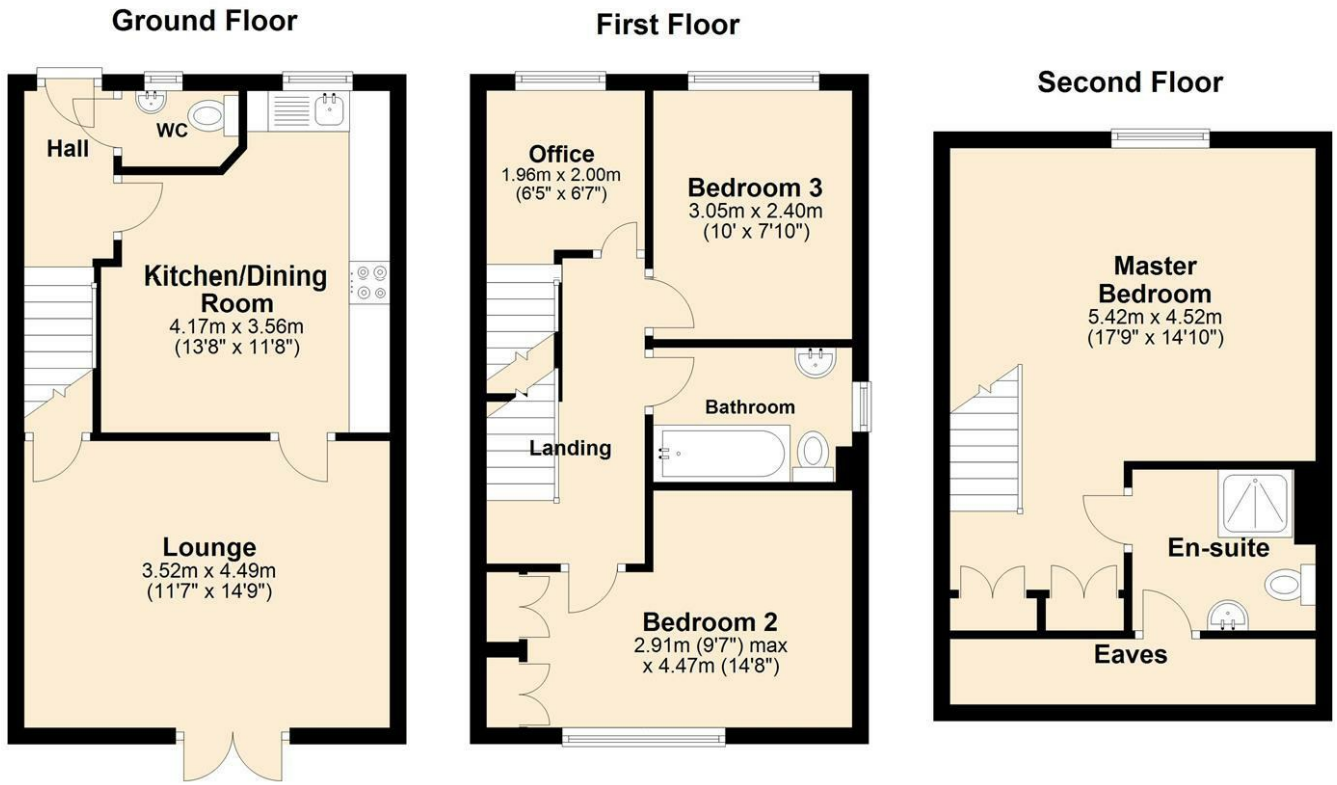
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#### Sales valuations

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.

# Floor Plan

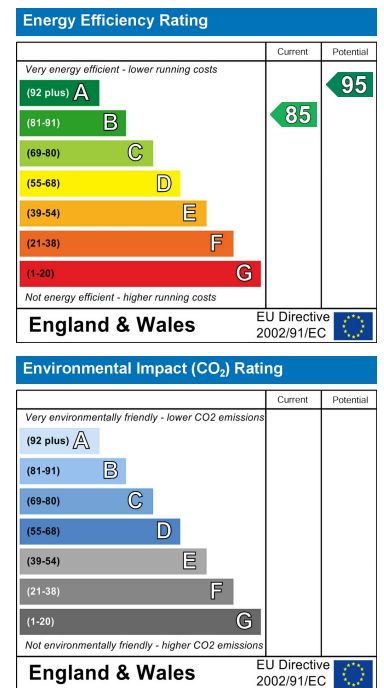


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.