

Whitakers

Estate Agents



17 Patterdale Road, Hull, HU5 5AP

£165,000

This deceptively spacious three bed property has been well maintained by the current owners over the years and now offered to the market as move into condition, ready for its new owners to move straight into and enjoy.

The property is situated in a prime location just off Spring Bank West, well placed to access a wide range of local amenities and enjoys great local schools close by, making this an ideal home for the growing family.

The property briefly comprises : recess porch, hallway, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and the family bathroom. To the front of the property there is a gravelled garden with off street parking for two cars. A side gate leads to a path the leads on to the rear gardens. At the rear of the property there is a generous sized lawned garden and patio with fencing to the surround.

Accommodation Comprises

Recess Porch

UPVC double glazed entrance door leading to:

Hallway

Gas central heating radiator, coved ceiling, laminate flooring, under stairs storage cupboard and staircase to the landing off.

Lounge 14'2" x 11'7" max (4.32 x 3.55 max)



UPVC double glazed bay window, gas central heating radiator and a coved ceiling. Open plan to:

Dining Room 16'8" x 10'5" max (5.10 x 3.20 max)



UPVC double glazed bay window, gas central heating radiator, coved ceiling and laminate flooring.

Kitchen 12'0" x 8'4" max (3.67 x 2.56 max)



UPVC double glazed window and rear entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, stainless steel

single drainer sink unit with a mixer tap, dishwasher, plumbing for an automatic washing machine and tumble dryer, split level oven and hob with a cooker hood over and tiled flooring.

Landing

UPVC double glazed window and access to the loft space via secure loft ladder.

Bedroom One 11'5" x 11'1" max (3.48 x 3.38 max)



UPVC double glazed window, gas central heating radiator and a coved ceiling.

Bedroom Two 10'9" x 10'9" max (3.30 x 3.29 max)



UPVC double glazed window and a gas central heating radiator.

Bedroom Three



UPVC double glazed window and a gas central heating radiator.

Bathroom



UPVC double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, and an extractor fan.

Externally



To the front of the property there is a gravelled garden with off street parking for two cars. A side gate leads to a path the leads on to the rear gardens. At the rear of the property there is a generous sized lawned garden and patio with fencing to the surround.

Garage

Pre cast concrete garage with ten foot access beyond.

Tenure

The property is freehold.

Council Tax
Council Tax Band B.

Material Information

Construction - Standard construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic Mbps 15 - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

Other services

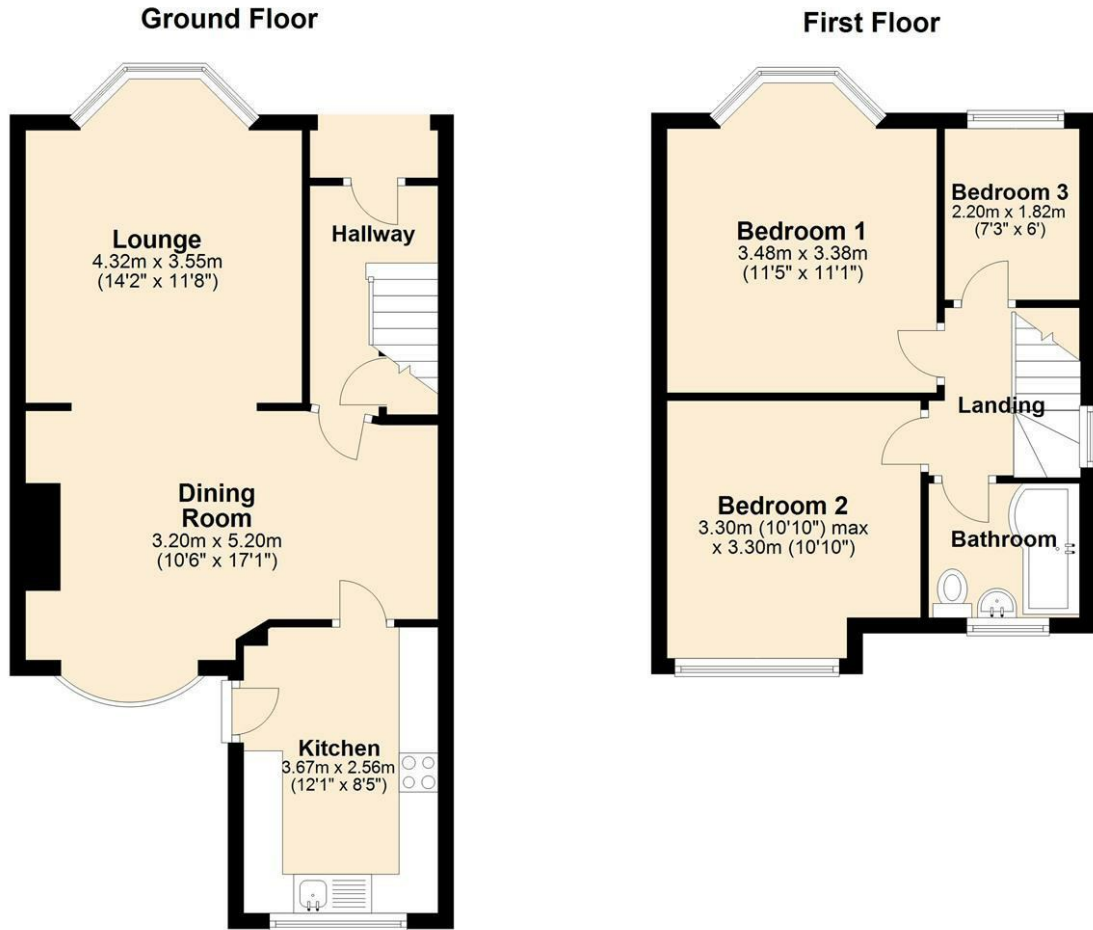
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Sales valuations

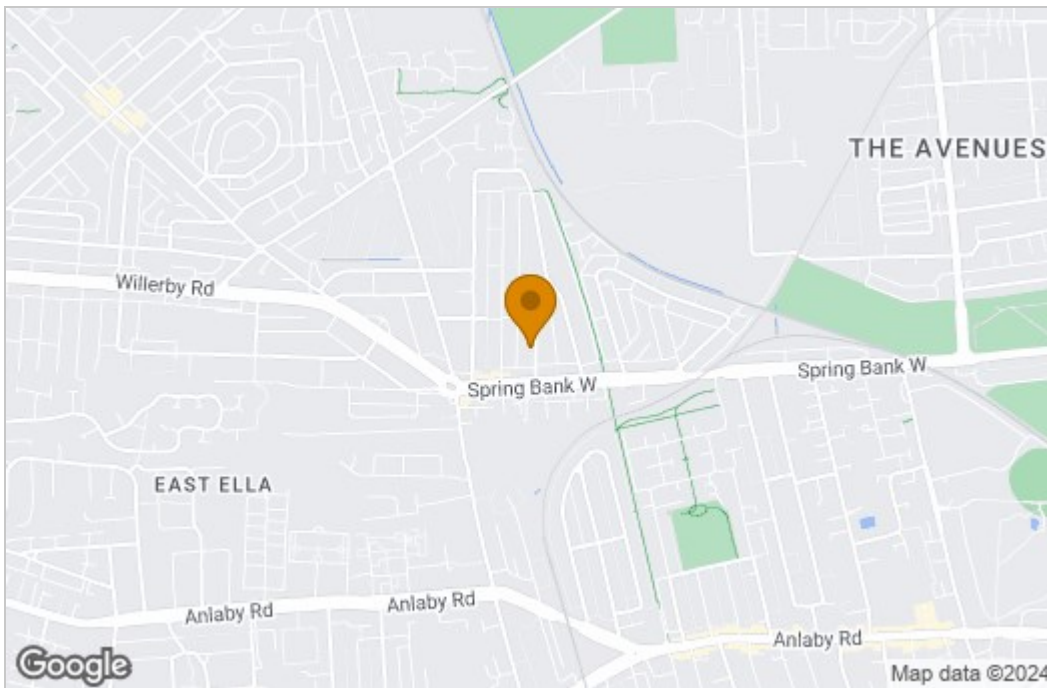
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

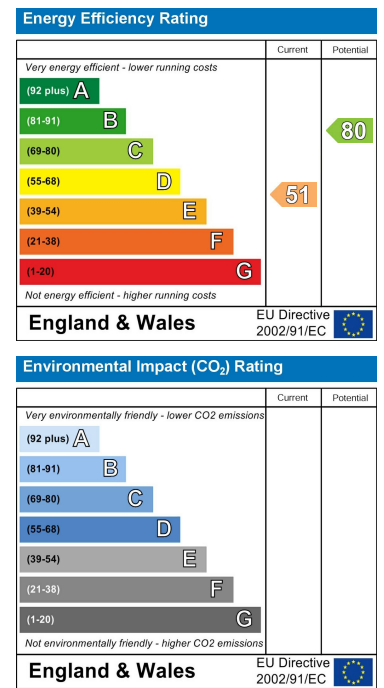


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.