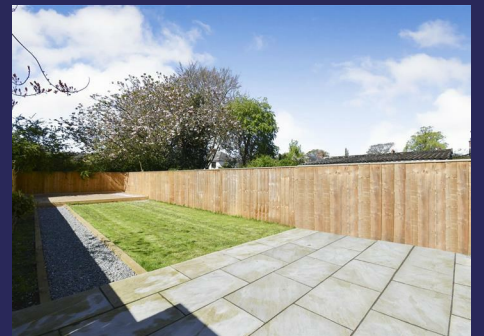


# Whitakers

Estate Agents



## 33 Richmond Street, Hull, HU5 3LD

**£297,500**

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached house which has been greatly extended and enhanced from its original design to provide its occupant contemporary living space across both floors whilst enjoying many original features.

The residence briefly comprises entrance hall, spacious lounge and open plan kitchen / diner fitted with a host of integrated appliances and W.C to the ground floor; the first floor boasts a split level landing with access to the loft hatch and leads to a master bedroom with bay window to the front aspect, two further good sized bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a stone gravelled garden with side path leading to a gate which opens to the enclosed and generously sized rear garden: mainly laid to lawn with patio and wooden decking seating areas and gravelled border.

Taken together, the property is ideal for the growing family seeking to upsize into a home they can move straight into and embrace close proximity to an abundance of local amenities / facilities with transport links providing multiple trade routes to the Hull City Centre and surrounding villages.

An internal inspection is recommended to truly appreciate the accommodation on offer.



## The Accommodation Comprises

### Entrance Hall

Wooden double glazed door, central heating radiator and Karndean flooring. Leading to:

Lounge 14'9" x 12'4" maximum (4.52m x 3.78m maximum )



UPVC double glazed bay window, central heating radiator, focal point fireplace with tiled hearth and oak mantle and carpeted flooring.

Kitchen 13'5" x 12'5" (4.11m x 3.79m )



UPVC double glazed patio doors, central heating radiator, Karndean flooring and fitted with range of floor and eye level units, granite worktop with granite splashback tiles above, integrated oven / microwave, integrated hob with extractor hood above, integrated fridge-freezer and breakfast island with mixer tap.

Dining Room 15'7" x 9'4" (4.77m x 2.87m )



UPVC double glazed French doors, UPVC double glazed window, central heating radiator and Karndean flooring.

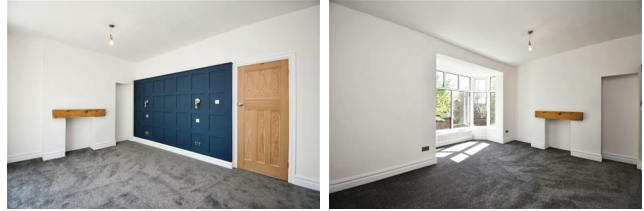
### W.C.

With Karndean flooring and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

### Split Level Landing

With access to the loft hatch and carpeted flooring. Leading to:

Master Bedroom 14'6" x 16'1" maximum (4.42m x 4.91m maximum )



UPVC double glazed bay window, central heating radiator, focal point fireplace with oak mantle and carpeted flooring.

Bedroom Two 11'6" x 10'5" (3.52m x 3.20m )



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Three 7'6" x 9'8" (2.30m x 2.95m )



UPVC double glazed window, central heating radiator and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled with Karndean flooring and fitted with a three piece suite comprising panelled bath with mixer / waterfall shower and lighting in the niche, vanity sink with mixer tap and low flush W.C.

## External



Externally to the front of the property there is a stone gravelled garden with side path leading to a gate which opens to the enclosed and generously sized rear garden: mainly laid to lawn with patio and wooden decking seating areas and gravelled border.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Council Tax band - B

Local Authority - Kingston-upon-hull (city And County Of)

## EPC Rating

EPC Rating TBC

## Material Information

Construction - Standard

Conservation Area - Avenues and Pearson Park

Flood Risk - Low

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

Broadband - Basic 11 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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 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.

## 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.

## Whitakers Estate Agent Declaration

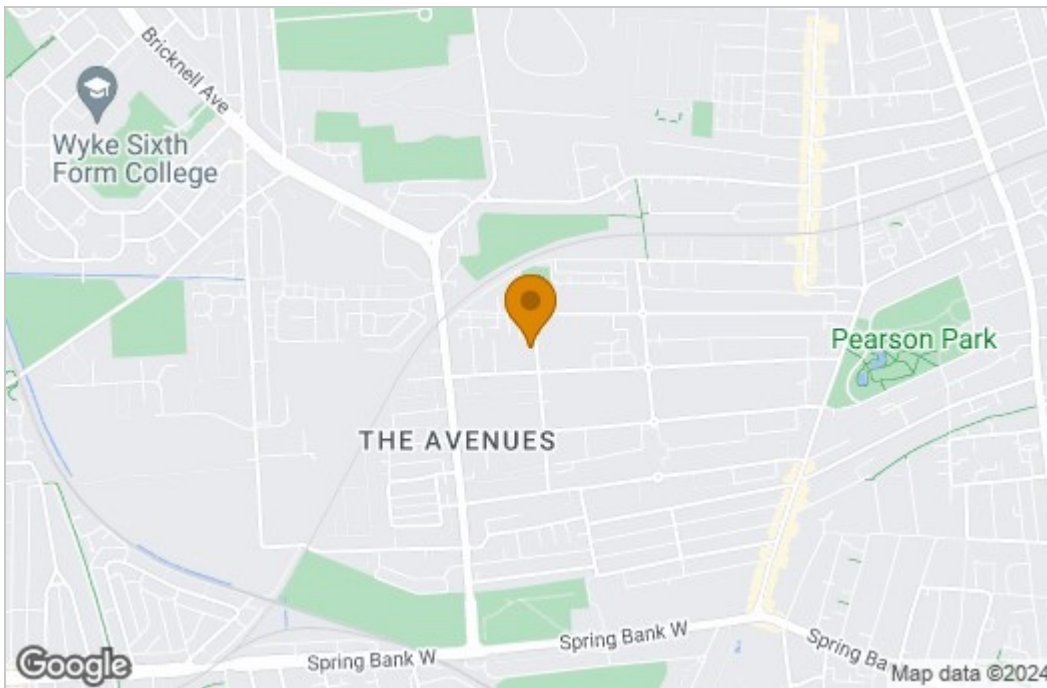
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.