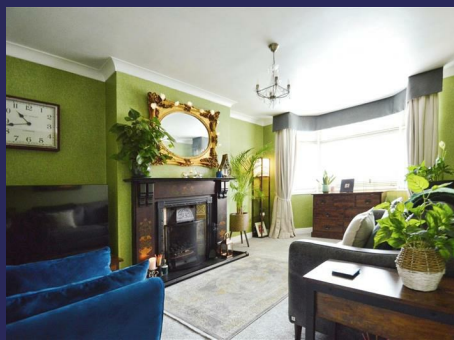


# Whitakers

Estate Agents



## 14 Ulverston Road, Hull, HU4 7HL

**Offers Over £165,000**

Beautifully presented middle terrace property situated in a popular West Hull residential location.

The accommodation briefly comprises: entrance hall, bay windowed lounge with a stunning fireplace and a superbly fitted open plan dining kitchen to the ground floor with three bedrooms and a four piece fitted bathroom to the first floor.

There is off street parking provision to the front of the property, an enclosed rear garden and a detached garage to the rear.

The property benefits from having UPVC double glazing and gas fired central heating.

An early internal viewing is most highly recommended.



## The Accommodation Comprises

### Front External



### Ground Floor

#### Entrance Hall



Upvc double glazed entrance door, gas central heating radiator, coved ceiling, laminate flooring, under stairs storage cupboard and staircase to the landing off.

#### Lounge 16'3" x 11'0" max (4.96 x 3.36 max )



Upvc double glazed bay window, gas central heating radiator, feature Slate surround with a cast iron fireplace, and a coved ceiling.

#### Open Plan Dining Kitchen 17'4" x 14'3" max (5.30 x 4.36 max )



Upvc double glazed windows and French windows leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted work surfaces and a breakfast bar, inset Belfast sink with a mixer tap, plumbing for an automatic washing machine and

dish washer, space for a range style cooker, integrated fridge freezer, coved ceiling and laminate flooring.

### First Floor Accommodation

#### Landing



Coved ceiling and access to the loft space. Leads to:

#### Bedroom One 13'10" x 11'0" max (4.24 x 3.36 max )



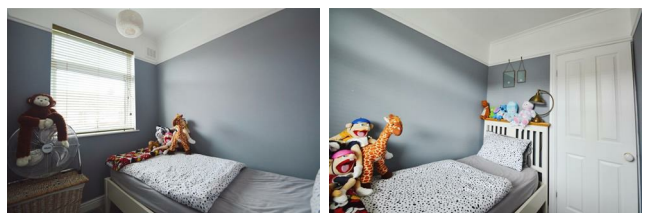
Upvc double glazed bay window, gas central heating radiator, coved ceiling and fitted wardrobes.

#### Bedroom Two 11'9" x 11'1" max (3.59 x 3.38 max)



Upvc double glazed window, gas central heating radiator and a storage cupboard housing the gas central heating boiler.

#### Bedroom Three 7'3" x 6'0" max (2.23 x 1.85 max)



Upvc double glazed window, coved ceiling and a picture rail.

## Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fitted with a fitted with a four piece suite comprising panelled bath, shower cubicle, vanity wash basin and a low flush WC and down lighters.

## Gardens



To the front of the property there is off street parking with an electric charging point and at the rear of the property there is a lawned garden and patio with fencing to the perimeter.

## Garage

Brick built single garage with a rear window and personal door, power and lighting laid on and an up and over door leading to the rear tenfoot.

## Council Tax Band

Local Authority - Kingston-upon-Hull.

Council Tax Band 'B'.

## Tenure

The Tenure of this property is Freehold.

## Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

## 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.

## 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.

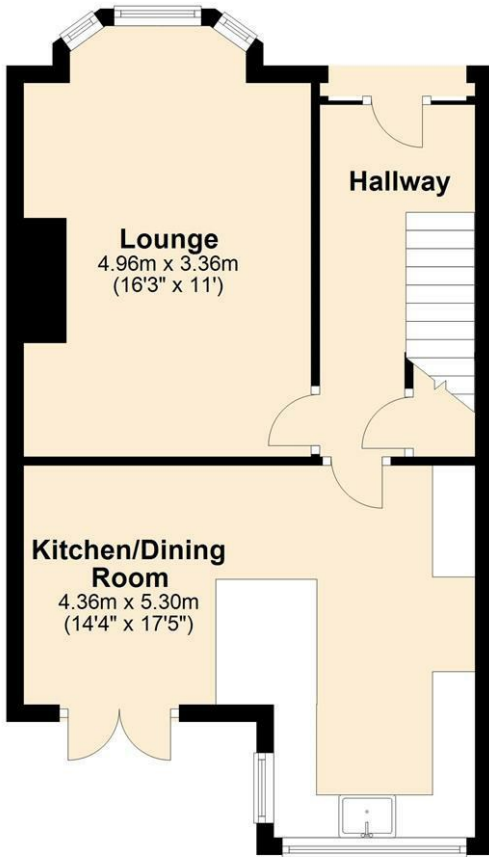
## Whitakers Estate Agent Declaration

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.

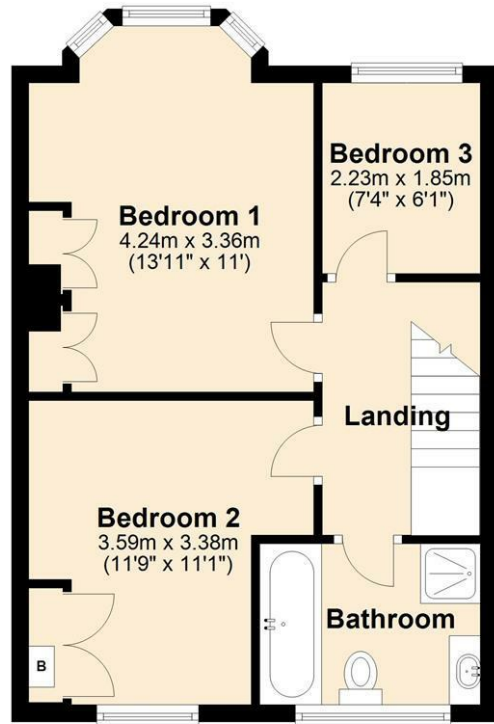


# Floor Plan

## Ground Floor

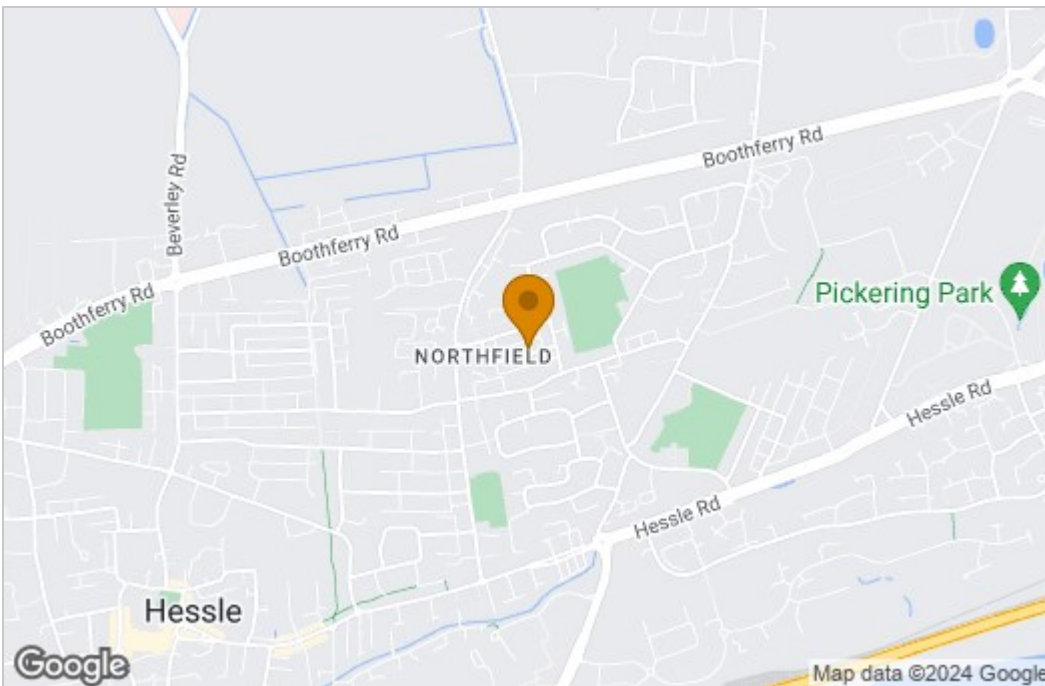


## First Floor

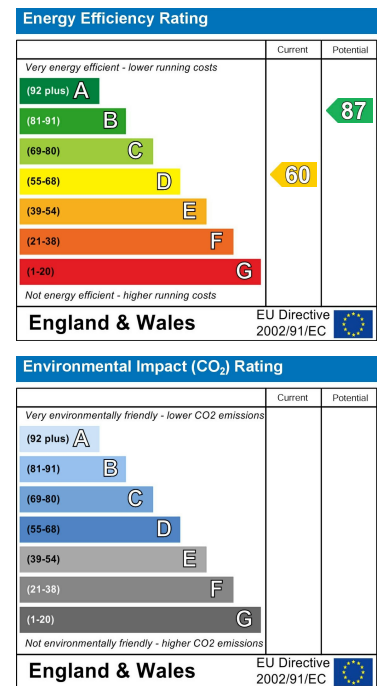


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.