

# Whitakers

Estate Agents



**143 North Road, Hull, HU4 6JY**

**£130,000**

This well presented three bed end property is situated in a sought after residential area, well placed to access a host of amenities and boasts easy access to good local schools.

The main features include - entrance, lounge, open plan fitted kitchen / diner and the family bathroom suite. the first floor boasts three good bedrooms. Externally to the front of the property is a low maintenance garden mainly laid to lawn. The rear garden is enclosed to the boundary and again mainly laid to lawn and a patio seating area to enjoy the sun in the warmer months.

This property would make an ideal affordable first step onto the ladder or should also suit families looking to be in this ever popular location.

Early viewings are advised.

## The Accommodation Comprises

### Entrance

UPVC double glazed door.

### Hallway

UPVC double glazed window, understairs storage and laminate flooring.

Lounge 13'9 x 12' (4.19m x 3.66m)



UPVC double glazed window and radiator.

Kitchen / Diner 18'2 x 8' (5.54m x 2.44m)



Two UPVC double glazed windows and UPVC double glazed door. A range of base, wall and drawer units with work tops with splash back tiles. An integrated oven and hob with hood over, sink unit with mixer tap over and breakfast bar.

### Bathroom



UPVC double glazed window, panelled bath with mixer shower, low flush WC and vanity sink unit. Tiled walls and floor.

### First Floor Landing

UPVC double glazed window and loft hatch.

Bedroom One 10'1 x 14'9 (3.07m x 4.50m)



Two UPVC double glazed windows, storage cupboard and radiator.

Bedroom Two 12 x 10'1 (3.66m x 3.07m)



UPVC double glazed window, storage cupboard and radiator.

Bedroom Three 8'9 x 7'9 (2.67m x 2.36m)



UPVC double glazed window and radiator.

## Externally



Externally to the front of the property is a low maintenance garden mainly laid to lawn. The rear garden is enclosed to the boundary and again mainly laid to lawn and a patio seating area to enjoy the sun in the warmer months.

## Tenure

The property is freehold.

## Council Tax Band

Council Tax Band A.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - 17 Mbps / 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.

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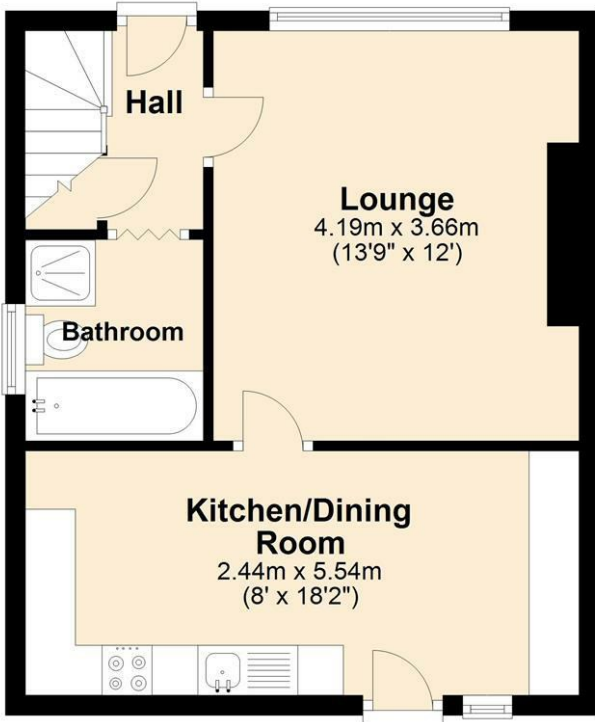
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## Sales valuations

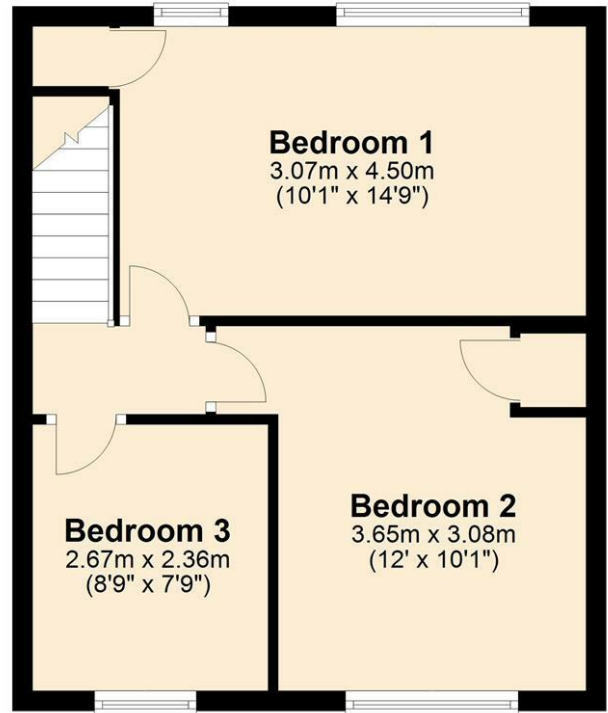
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

## Ground Floor

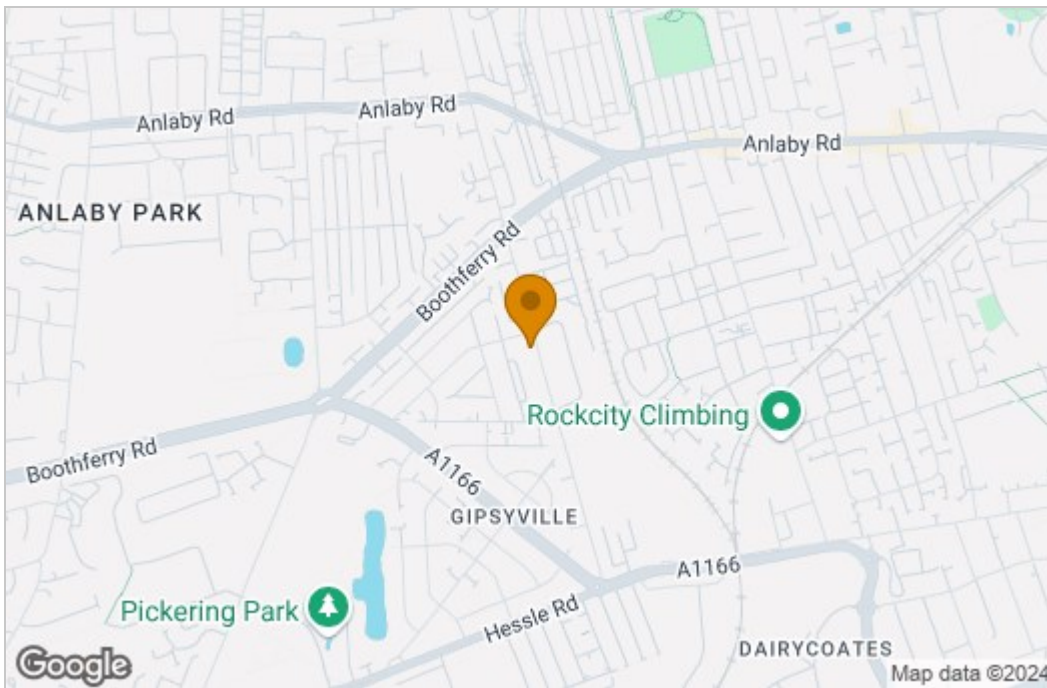


## First Floor

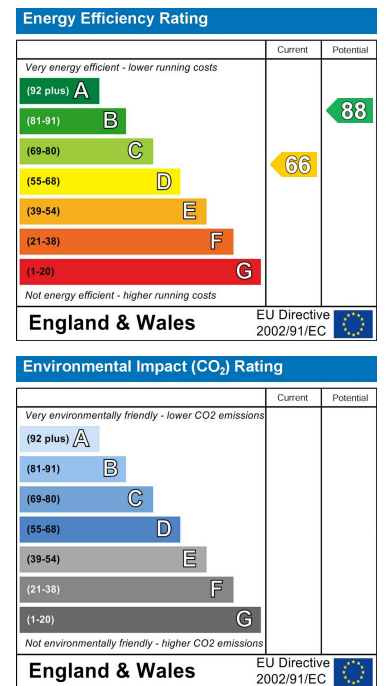


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.

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