

# Whitakers

Estate Agents



## 91 Windsor Road, Hull, HU5 4HG

**Price Guide £240,000**

No Onward Chain!

This well presented three bed link detached house is offered to the market with no onward chain, situated in a sought after residential location, well placed to access the great local schools the area is well known for and boasts a wide range of local amenities making this a popular choice for families.

The main features include - entrance, 17' lounge, modern fitted kitchen / diner, large conservatory with access to the integral garage and useful ground floor W.C. The first floor boasts three good bedrooms (master with large walk in dressing room) together with the well appointed family bathroom suite.

Externally to the front of the property is a walled low maintenance garden mainly laid to lawn with side drive leading to the garage. The rear garden is enclosed to the boundary and again mainly laid to lawn.

This property really does tick all the boxes in terms of size, location and condition, perfect for the growing family looking to be in this ever popular location.

Early viewings are advised.

## Accommodation Comprises

### Entrance

Storm porch leading to UPVC double glazed door and storage cupboard.

### Hallway

Understairs cupboard, tiled floor and radiator.

### Lounge 17'2 x 10'7 (5.23m x 3.23m)



Two UPVC double glazed windows and radiator.

### Kitchen / Diner 17'2 x 8'8 (5.23m x 2.64m)



Two UPVC double glazed window and UPVC double glazed door, a range of base, wall and drawer units with work tops above. Integrated oven and hob with hood over, sink unit with mixer tap and fridge.

### Conservatory 12'6 max x 17'0 (3.81m max x 5.18m)

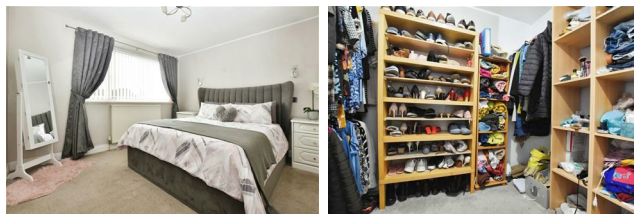


UPVC double glazed windows, polycarbonate roof and door leading to the integral garage.

### First Floor Landing

UPVC double glazed window.

### Bedroom One 10'9 x 11'5 (3.28m x 3.48m)



UPVC double glazed window, walk in wardrobe and radiator.

### Bedroom Two 9'1 x 8'8 (2.77m x 2.64m)



UPVC double glazed window, built in storage and radiator.

### Bedroom Three 9'1 x 8'3 (2.77m x 2.51m)



UPVC double glazed window and radiator.

## Bathroom



UPVC double glazed window, panelled bath, pedestal sink unit, low flush WC and tiled walls.

## Externally



Externally to the front of the property is a walled low maintenance garden mainly laid to lawn with side drive leading to the garage. The rear garden is enclosed to the boundary and again mainly laid to lawn.

## Tenure

Property is freehold.

## Council Tax Band

Council Tax Band C

## Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 6 Mbps / 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.

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## Sales valuations

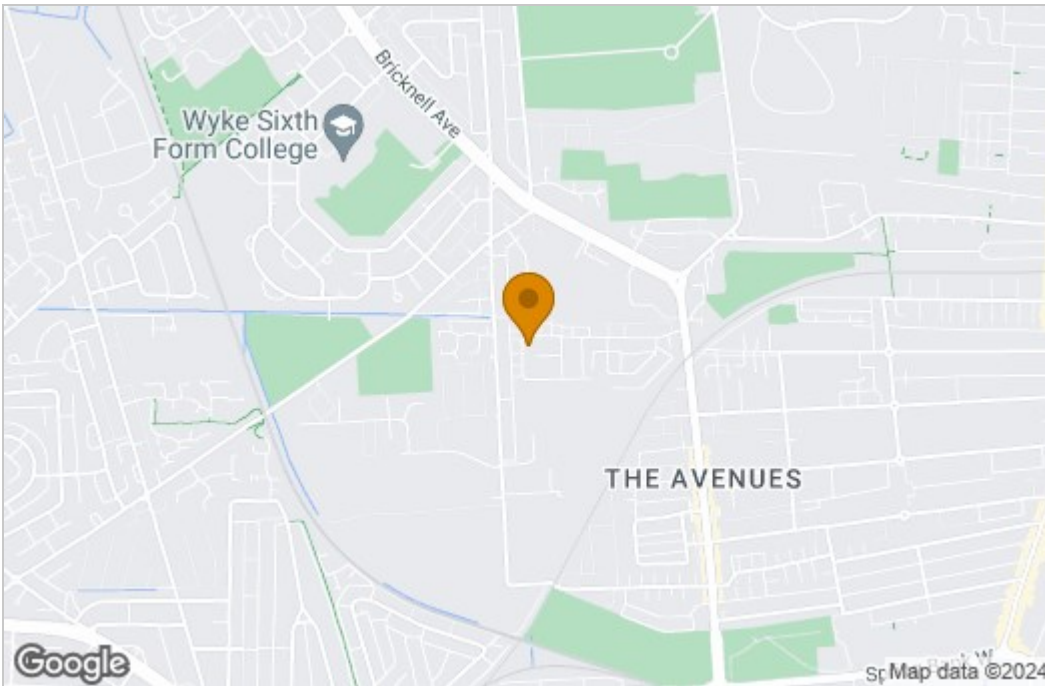
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

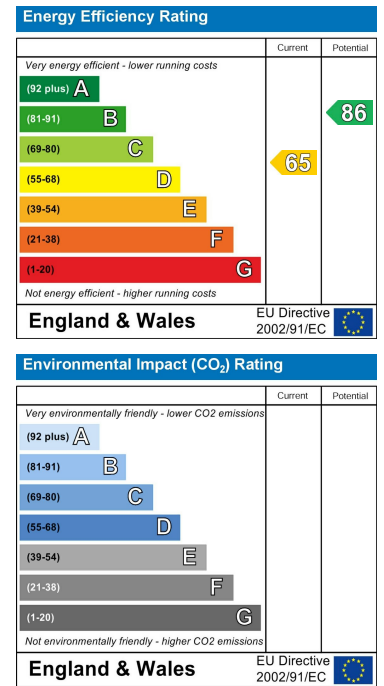


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.