

# Whitakers

Estate Agents



## 5 Ulverston Road, Hull, HU4 7HL

**£165,000**

This well-presented semi-detached house has been modernised throughout to provide ample contemporary living spaces across both floors, and is established on a popular residential location within the Hessle town which enjoys close proximity to the Boothferry Park Playing Fields and an abundance of local amenities.

Briefly comprising entrance hall, open plan kitchen / diner and spacious lounge to the ground level. The first floor boasts two double bedrooms, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally there is a gravelled garden to the front aspect which accommodates off-street parking for up to two vehicles. A block paved path leads to a side gate opening to the enclosed rear garden: partly laid to lawn with a patio seating area. A gate in the fencing opens to the rear ten-foot, and the residence also benefits from having a detached summer room with connection to lighting / power.

Taken together, the property is ideal for the growing family seeking to reside within the catchment area of local schooling and, as such, viewing at the earliest convenience is recommended to avoid disappointment.

## The Accommodation Comprises

### Entrance Hall

Composite door, central heating radiator, understairs storage cupboard and laminate flooring. Leading to:

Kitchen / Diner 14'1" x 17'4" (4.30 x 5.30 )



UPVC double glazed French doors, two UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

Lounge 16'0" x 10'11" (4.90 x 3.35 )



UPVC double glazed bay window, central heating radiator, fire with marbled inset / hearth and laminate flooring.

### Landing

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

Bedroom One 14'0" x 11'0" (4.29 x 3.37 )



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

Bedroom Two 11'9" x 11'1" (3.60 x 3.39 )



UPVC double glazed window, central heating radiator, built-in storage cupboard and carpeted flooring.

Bedroom Three 7'6" x 5'11" (2.29 x 1.82 )



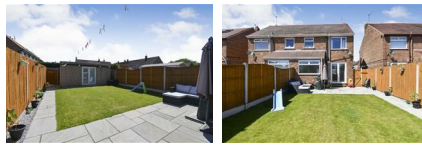
UPVC double glazed window, central heating radiator and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three-piece suite comprising panelled bath with mixer taps and mixer shower with waterfall shower, pedestal sink with mixer tap and low flush W.C.

## External



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## Tenure

The property is held under Freehold tenureship

## Council Tax Band

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

Local authority reference number - 0001034200030B

Council Tax band - B

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 1 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

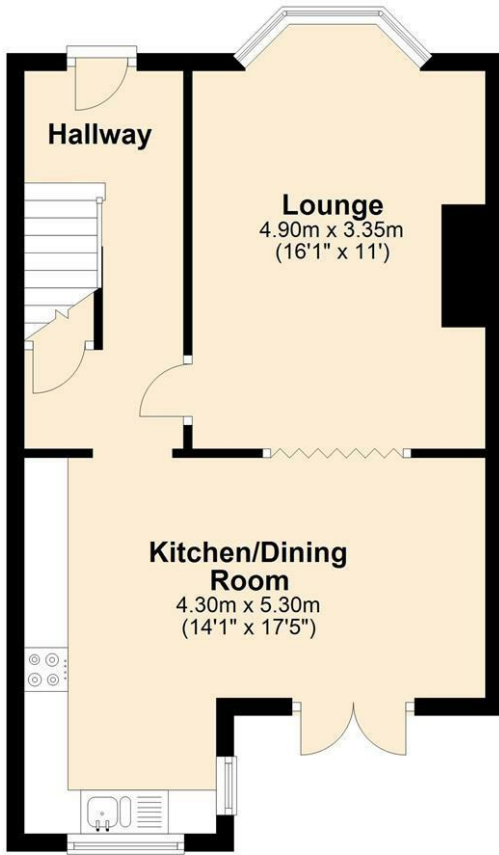
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

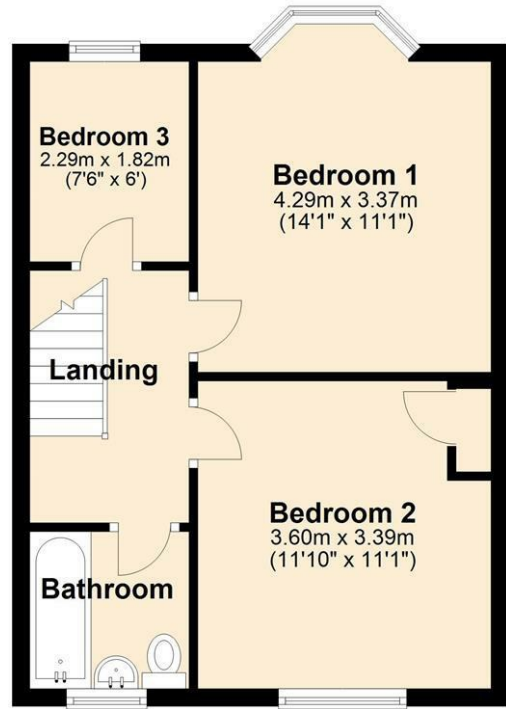
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# Floor Plan

## Ground Floor

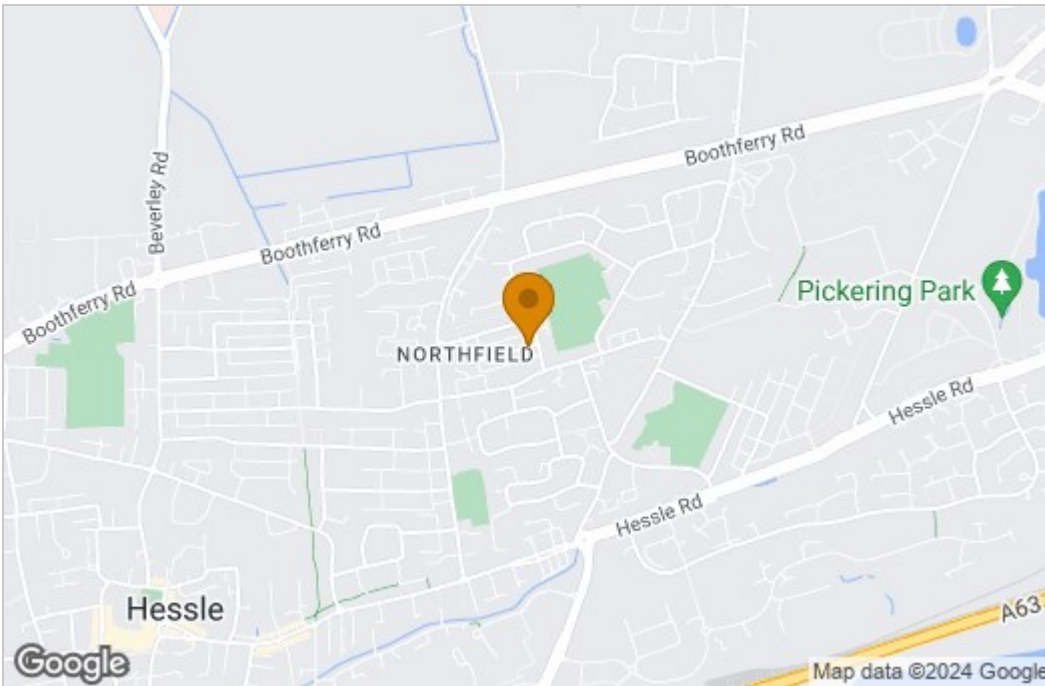


## First Floor

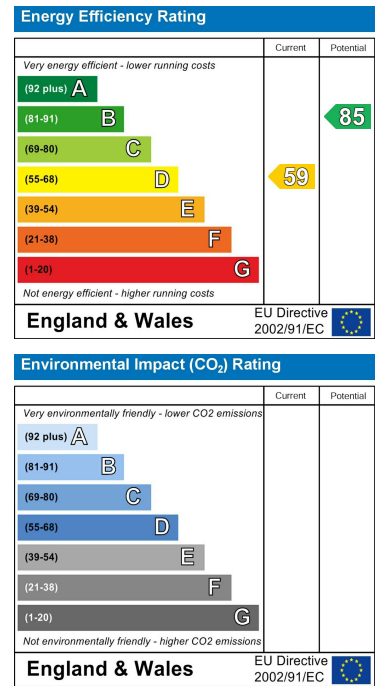


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.