

# Whitakers

Estate Agents



## 57 Ulverston Road, Kingston Upon Hull, HU4 7HN

**£169,995**

**\*\* NO ONWARD CHAIN \*\***

This well presented property has been lovingly cared for by its previous occupier and as such is offered to the market in a condition wherein a new owner can comfortably move in and add their own cosmetic enhancements over time.

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

Externally to the front of the property, there is a block paved garden which accommodates off-street parking with a side gate opening to the large rear garden which is southerly facing in orientation and partly laid to lawn with well stocked borders, patio seating areas and gravelled sections. The residence also benefits from being enclosed by boundary hedging and wooden fencing as well as having a large storage shed and brick built garage / workshop with electric.

The accommodation on offer is ideal for the growing family seeking to reside within the close proximity of high Ofsted rated schools and within a short distance to an abundance of local amenities with highly accessible transport links that provide access to further amenities.

Early viewing is recommended to avoid disappointment.



## The Accommodation Comprises



### Entrance Hall

UPVC double glazed door, central heating radiator, understairs storage cupboard and carpeted flooring. Leading to:

### Lounge/Dining Room 25'9" x 11'1" (7.85 x 3.38 )



UPVC double glazed bay window, UPVC double glazed patio door to the conservatory, two central heating radiator, gas fire with tiled inset / hearth and exposed brick surround and carpeted flooring.

### Conservatory 8'1" x 8'10" (2.48 x 2.71 )



UPVC double glazed throughout with french doors to the rear garden and tile effect laminate flooring.

### Kitchen 14'4" x 7'4" (4.37 x 2.26)



UPVC double glazed door to the conservatory, UPVC double glazed window, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splash back tiles above, sink with mixer tap and provision for a gas cooker.

### Landing

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

### Bedroom One 14'2" x 11'1" (4.33 x 3.38 )



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

### Bedroom Two 11'1" x 11'1" (3.39 x 3.38 )



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

### Bedroom Three 7'5" x 6'0" (2.27 x 1.83)



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

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and furnished with a three piece suite comprising panelled bath with dual taps, pedestal sink with dual taps and low flush W.C

## External



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## Tenure

The property is freehold.

## Council Tax

Hull City Council- Council Tax Band B

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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.

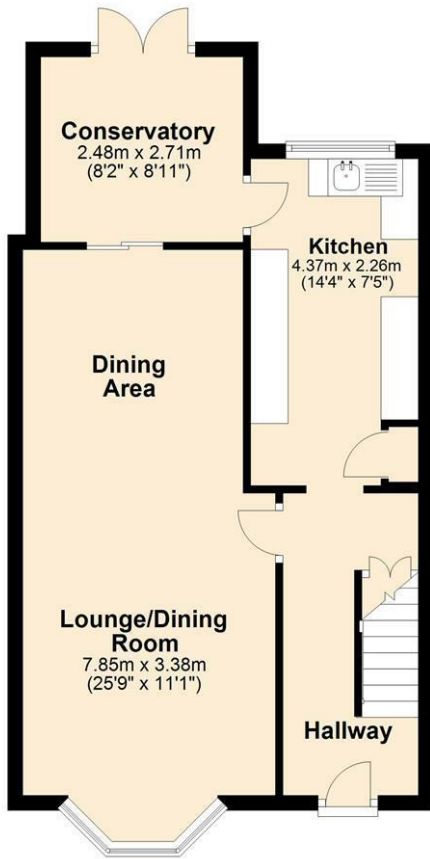
## Whitakers Estate Agent Declaration

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.

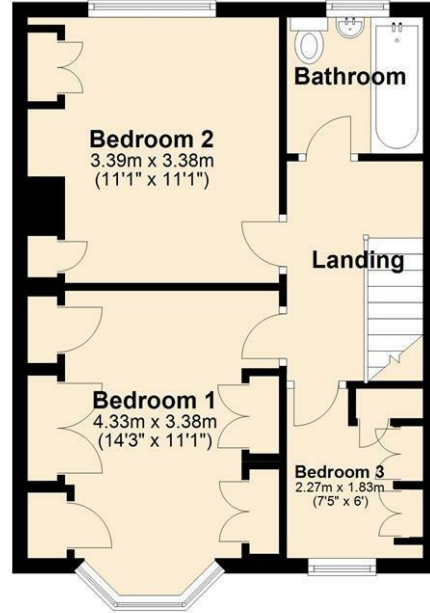


# Floor Plan

## Ground Floor



## First Floor



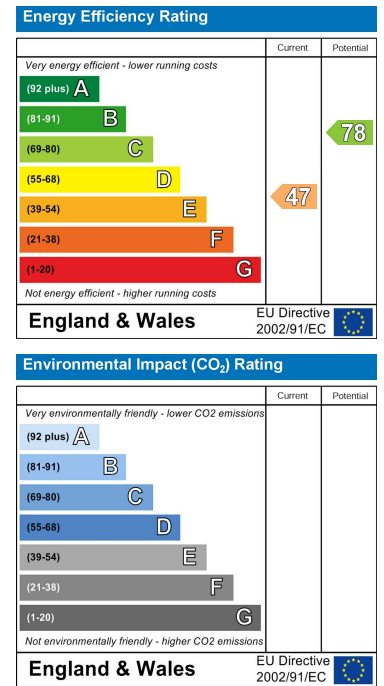
Total area: approx. 83.7 sq. metres (900.9 sq. feet)

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.