

# Whitakers

Estate Agents



## 6 County Road North, Hull, HU5 4HA

**Offers Over £150,000**

Bow fronted end of terrace property situated on a corner plot in a popular West Hull location within close proximity to local shopping and recreational facilities together with Primary and Secondary Schooling and Wyke College.

Whilst the property is in need of a degree of updating and modernisation, it does afford scope for further enhancement. The accommodation briefly comprises: enclosed entrance porch, entrance hall, dining room, living room, and fitted kitchen to the ground floor with three bedrooms - two of which are double in size, and a wet room / shower room to the first floor.

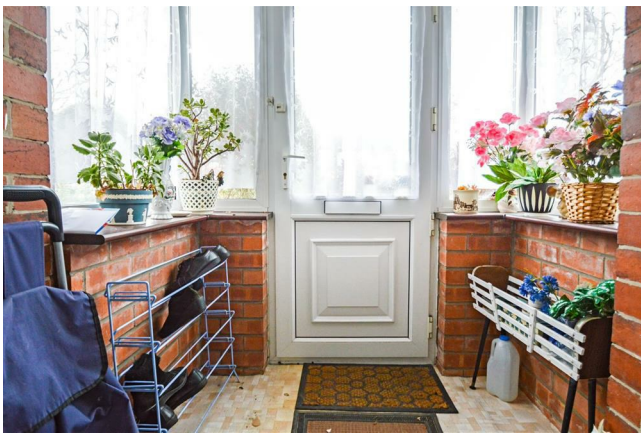
There are gardens to three sides, an outside W.C., brick built air raid shelter and two separate timber built garden store sheds.

The property has gas fired central heating, Upvc double glazing and is being offered to the market for sale with no onward chain.

## The Accommodation Comprises



Enclosed Entrance Porch 5'4" x 4'3" (1.65m x 1.31m)



An external UPVC entrance door with a double glazed panel insert leads into the enclosed entrance porch. Being of half brick and half UPVC double glazed construction and having a chequerboard ceramic tiled finish to the floor.

### Entrance Hall



A further inner entrance door leads from the enclosed entrance porch into the entrance hall. Having a central heating radiator, coving to the ceiling and where a flight of stairs lead to the first floor accommodation. Beneath which there is an understairs recess for storage purposes and

housing the consumer unit and both gas and electric meters.

Dining Room 13'11" (maximum to 11'1") x 11'5" (4.26m (maximum to 3.38m) x 3.50m)



Having a UPVC double glazed bow window to the front elevation, a UPVC double glazed window to the side elevation, coving to the ceiling and a central heating radiator. An open archway leads from the dining room into the living room.

Living Room 17'3" (maximum) x 10'11" (5.27m (maximum) x 3.35m)



The focal point of the room being the feature fireplace with mahogany stained wooden surround, marble effect back and hearth with inset coal effect 'living flame' gas fire. There are UPVC double glazed windows to both the side and rear elevations, a central heating radiator and coving to the ceiling.

Kitchen 11'1" x 7'8" (3.39m x 2.35m)



Being fitted with a range of units comprising: wall mounted eye-level units, two glazed display

cabinets, drawers and base units., above which there is a complementary fitted roll top worksurface incorporating a one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Whirlpool' electric oven with integrated 'Zanussi' microwave above, an integrated 'Whirlpool' four ring gas hob with concealed extractor hood above, an integrated counter style fridge and separate counter style freezer, plumbing for an automatic washing machine, a Upvc double glazed window to the side elevation and an obscured double glazed panelled Upvc entrance door to the side elevation. There is a tiled splashback finish to the walls, a wood effect laminate finish to the floor and coving to the ceiling.

#### Landing

Having coving and a loft hatch access to the ceiling.

Bedroom One 13'10" (into bow window) x 8'8" (to front of fitte (4.23m (into bow window) x 2.66m (to front of fitte)



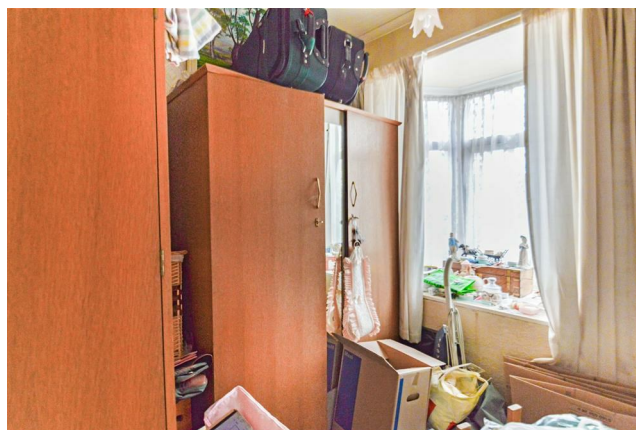
Having twin fitted wardrobes with high and low level cupboards in between with incorporated vanity recess. There is a central heating radiator and a Upvc double glazed bow window to the front elevation.

Bedroom Two 11'1" x 9'3" (to front of fitted wardrobes) (3.38m x 2.83m (to front of fitted wardrobes))



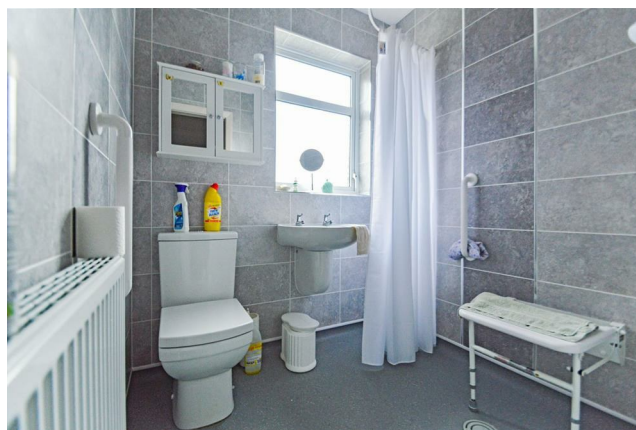
Having fitted wardrobes, a built-in cupboard housing the 'ATAG' boiler, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Three 7'1" (not including bay window) x 6'0" (2.16m (not including bay window) x 1.83m)



Having a central heating radiator, coving to the ceiling and a Upvc double glazed bay window to the front elevation.

#### Wet Room / Shower Room



Having a waterproof covering to the floor with soakaway and 'Mira Jump' electric shower to the

shower area, a wall mounted wash basin and a low level W.C. suite with push flush. There is a central heating radiator, and an obscured double glazed Upvc window to the rear elevation. The walls are fully tiled.

#### External



To the front of the property is an enclosed low maintenance garden laid to decorative aggregates with interspersed paving and planting with hedging to the boundaries.

To the side and rear of the property there is an enclosed garden with areas laid to decorative aggregates and paving with a range of planting and having timber fencing to the boundaries. There is an outside W.C. with high level flush, a brick built air raid shelter, and two separate timber built garden store sheds.

#### Tenure

The tenure of this property is Freehold.

#### Council Tax Band

Council Tax Band 'B'.

Local Authority - Kingston-Upon-Hull.

#### 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.

#### 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.

#### 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.

#### 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.

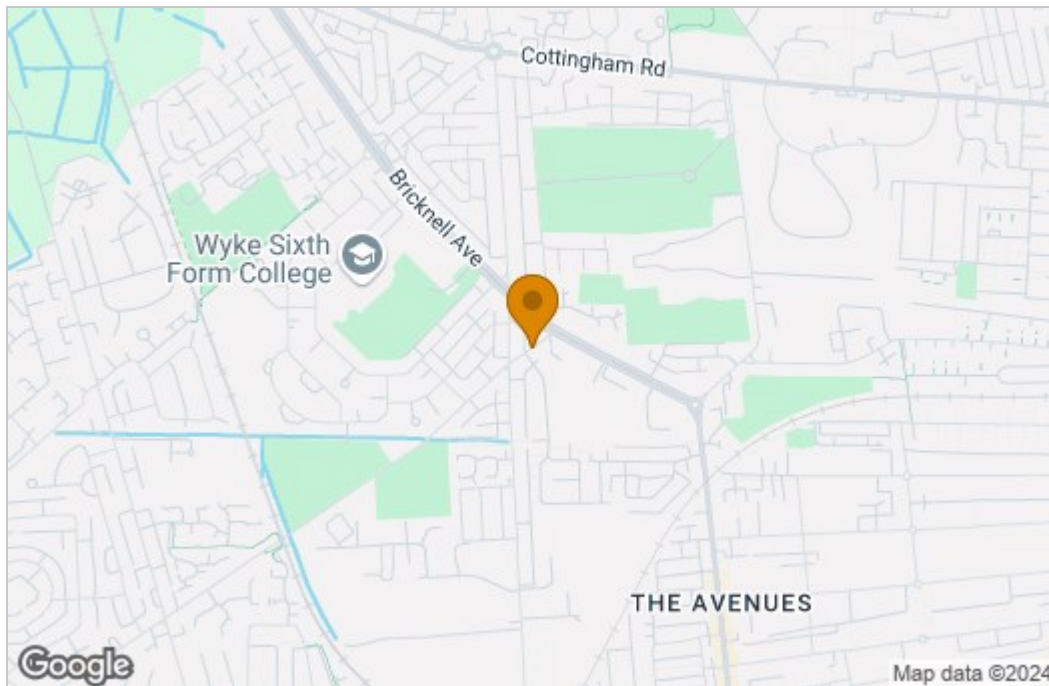
# Floor Plan



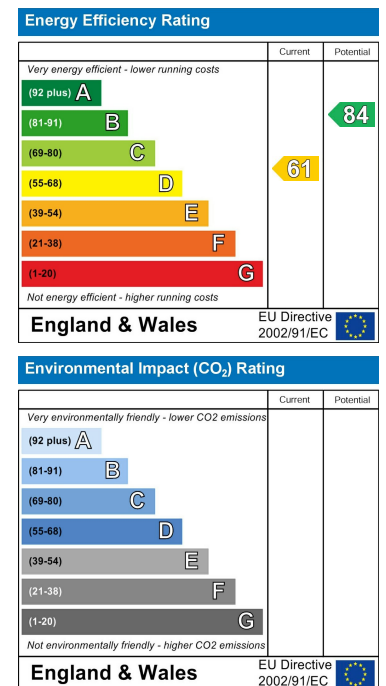
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# Area Map



# Energy Efficiency Graph



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