

# Whitakers

Estate Agents



**37 Keel Road, Hull, HU6 7BL**

**£165,000**

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

Whitakers Estate Agents are pleased to introduce this well-presented true bungalow which is established upon a generously sized corner plot that enjoys a wrap around garden extending across three aspects of the allotment, a driveway and a garage.

The internal layout of the residence is centred around the ground level which makes it ideal for those who require this lifestyle without compromising on living space available and briefly comprises : entrance porch, spacious lounge and inner hall leading to the fitted kitchen, two fitted double bedrooms and wet room with separate W.C.

Externally the property is established upon a tranquil residential location set back from Beverley Road in Hull which is renowned for its excellent transport links to the city centre and surrounding areas, along with local shopping parks, dining facilities and Princess Elizabeth Playing Fields.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Porch

UPVC double glazed door. Leading to :

Lounge 17'9" x 12'0" (5.42 x 3.66 )



UPVC double glazed window, central heating radiator, gas fireplace with marbled inset / hearth and decorative wooden surround and carpeted flooring.

Inner hallway

With access to the loft hatch, vinyl flooring and leading to :

Kitchen 10'0" x 10'10" (3.06 x 3.32 )



UPVC double glazed door, UPVC double glazed window, central heating radiator, Lino flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, provision for a fridge freezer, gas cooker with extractor hood above and plumbing for a washing machine.

Bedroom One 15'1" x 8'9" maximum (4.60m x 2.67m maximum )



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

Bedroom Two 13'1" x 9'10" (4.01m x 3.01m )



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

Wet room



UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and fitted with a wall mounted mixer shower, wash basin with dual taps.

Cloakroom / WC

UPVC double glazed window, partly tiled walls with Lino flooring and furnished with a low flush W.C.

External



Externally the property is established upon a generously sized corner plot that enjoys a wrap around garden extending across three aspects of the allotment, a driveway and a garage.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston-Upon-Hull (City And County Of)

Local authority reference number - 00180438003707

Council Tax band - B

EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - 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.

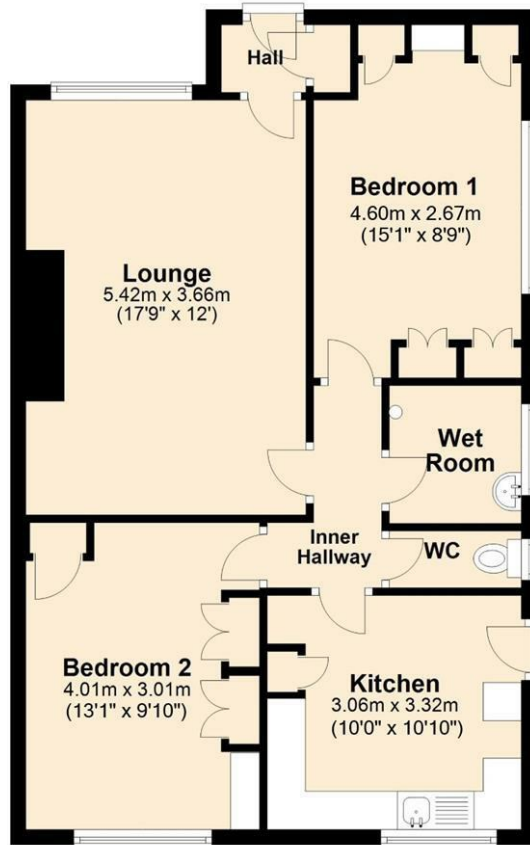
#### Whitakers Estate Agent Declaration

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

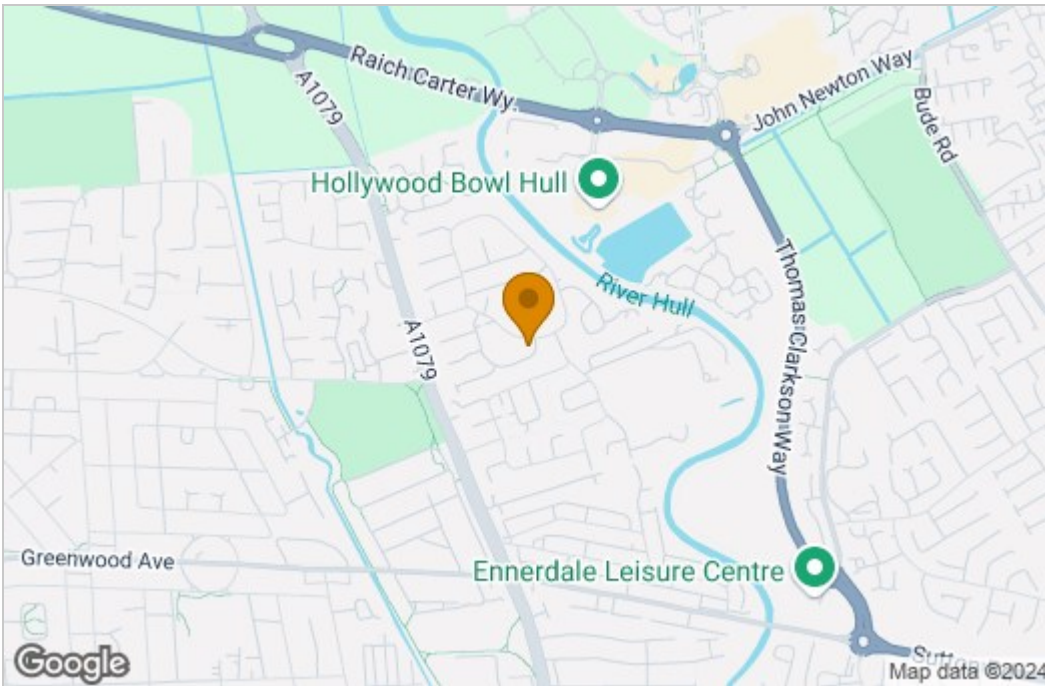
Approx. 65.4 sq. metres (703.6 sq. feet)



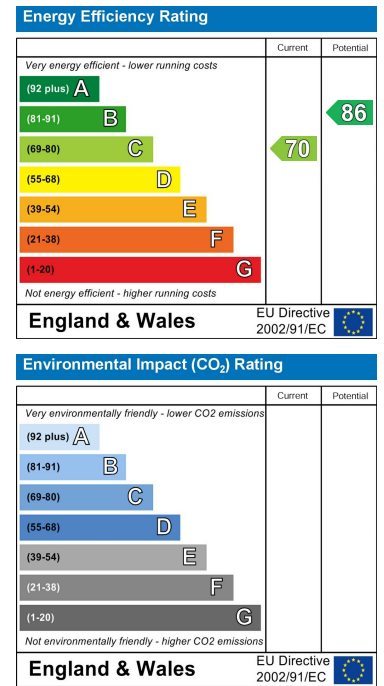
Total area: approx. 65.4 sq. metres (703.6 sq. feet)

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.