

# Whitakers

Estate Agents



## 4 Pickering Road, Hull, HU4 6TL

**£175,000**

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom mid-terrace house which has been lovingly cared for by its current owner and extended to offer ample contemporary living space across both of its floors.

The property is established upon the ever popular Pickering Road which joins the well-connected Anlaby High Road and Boothferry Road. The resident will enjoy close proximity to an abundance of local amenities such as local convenience stores, shopping parks and dining facilities along with the scenic Peter Pan Park with accompanying playing fields.

The internal layout briefly comprises ground level entrance hall, dining room with French doors to the rear garden, bay fronted lounge and fitted kitchen with conservatory style extension and French doors also opening to the rear garden. A fixed staircase ascends to the first floor which boasts two fitted double bedrooms, a good third bedroom and a shower room furnished with a three-piece suite.

Externally to the front aspect there is a neat block paved garden with wrought iron gated to the perimeter which has the kerb dropped and accommodates off-street parking for two cars. The rear garden is also low maintenance in design being block paved with slate chipping borders and fencing to the surround. A path leads to the ten-foot access and garage that can house a vehicle and has connection to lighting / power. The residence also benefits from having an outside tap.

We advise early internal inspection to appreciate the accommodation on offer.



The accommodation comprises

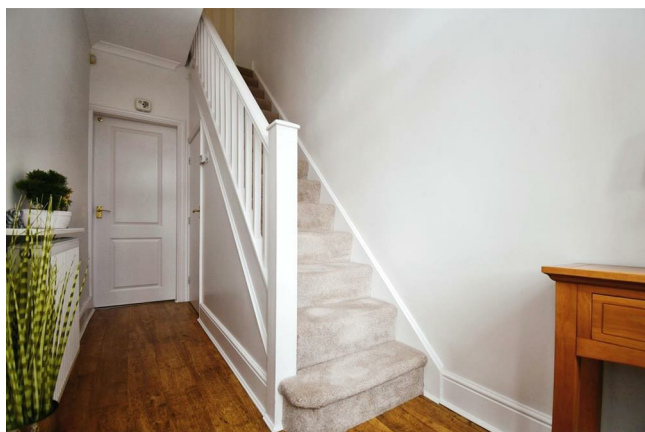
Front external



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Ground floor

Entrance hall



UPVC double glazed entrance door with side windows, central heating radiator, under stairs storage cupboard and laminate flooring.

Dining room 10'9" x 16'11" (3.28 x 5.16 )



UPVC double glazed French doors to the rear garden, central heating and carpeted flooring.

Lounge 15'4" x 10'11" (4.68 x 3.35)



UPVC double glazed bay window , central heating radiator, gas fire Cotswold Stone inset and hearth and carpeted flooring.

Kitchen 17'10" x 8'9" (5.45 x 2.68 )



UPVC double glazed French doors to the rear garden, four UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, integrated oven with hob and hood above and integrated fridge freezer.

First floor

Landing

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

Bedroom one 14'9" x 11'3" (4.51 x 3.43 )



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

Bedroom two 11'8" x 9'1" (3.56 x 2.78 )



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

### Bedroom three 8'0" x 7'5" (2.45 x 2.28 )



UPVC double glazed window, central heating radiator, fitted cupboards and laminate flooring.

### Shower room



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

### Rear external



The rear garden is low maintenance in design being block paved with slate chipping borders and fencing to the surround. A path leads to the ten-foot access and garage that can house a vehicle and has connection to lighting / power. The residence also benefits from having an outside tap.

### Location

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### Tenure

The property is held under Freehold tenuredhip

### Council tax band

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

Local authority reference number - 00030185000404

Council Tax band - B

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

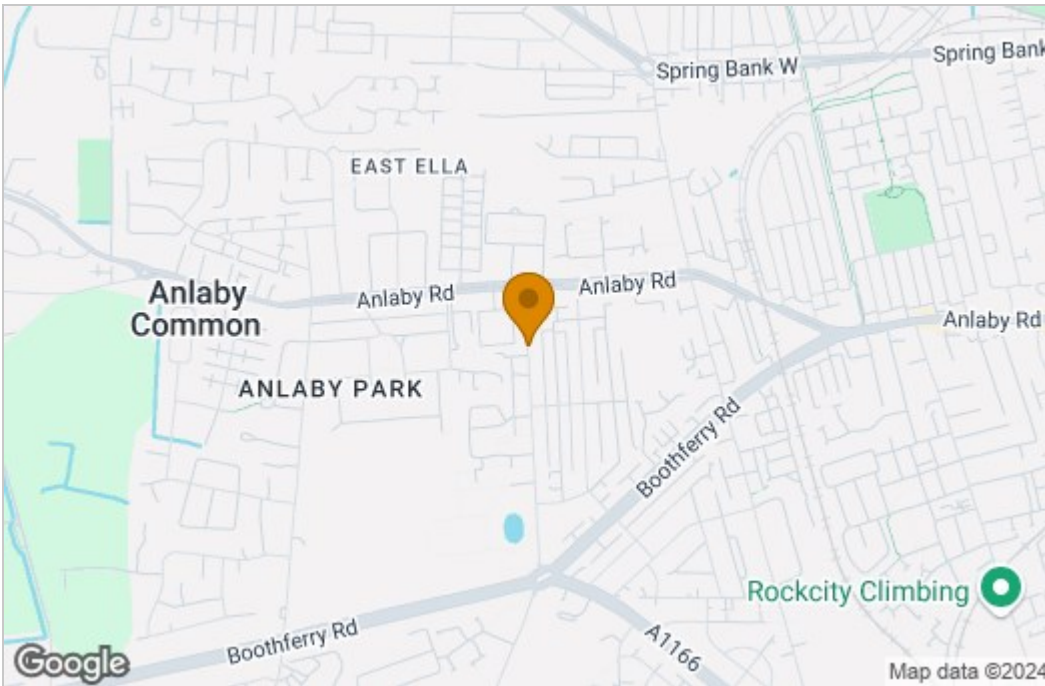
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# Floor Plan

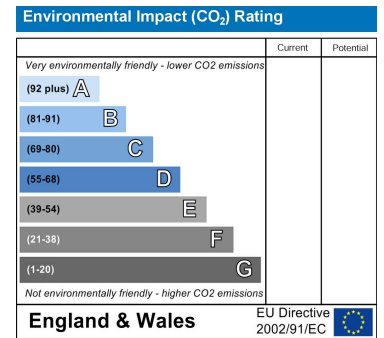
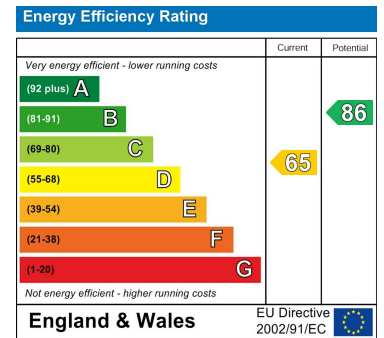


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.