

# Whitakers

Estate Agents



## 33 Plowden Road, Hull, HU3 5QP

**£159,950**

No Onward Chain!

This modern detached family home is offered to the market with no onward chain, situated in a prime residential location off Anlaby Road, well placed to access a wealth of amenities and boasts good local schools close by.

The main features include - entrance, 25' open plan lounge / diner, fitted kitchen and useful conservatory addition to the rear. The first floor boasts three good bedrooms along with the family bathroom suite.

Externally to the front of the property is a low maintenance garden mainly laid to lawn with side drive to accommodate multiple cars. The rear garden is enclosed to the boundary and mainly laid to lawn with a paved patio area.

This property would benefit from some minor cosmetic enhancement, however priced to reflect the work needed, offered as a blank canvas for you to put your own stamp on and saves paying a huge premium for someone else's work and tastes.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

With double glazed front door and wooden door leading into the lounge / diner

Lounge 14'9 max x 13'1 (4.50m max x 3.99m)



With bay window to the front aspect, wall mounted Gas fire with brick inset and hearth.

Dining Room 12'0 x 7'6 (3.66m x 2.29m)



Central heating radiator and double glazed French doors leading to the Conservatory

Kitchen 11'7 x 7'8 (3.53m x 2.34m)



With a range of floor and eye level units and

complimentary work surfaces above, and splash back tiling. UPVC double glazed window and double glazed back door.

Conservatory 11'10 x 7'3 (3.61m x 2.21m)



With tiled flooring and UPVC double glazed windows.

### First Floor

Landing 8'8 x 4'5 (2.64m x 1.35m)

With built in store cupboard, UPVC double glazed window and loft hatch.

Bedroom One 15'10 max x 8'7 (4.83m max x 2.62m)



Two UPVC double glazed windows and built in storage

## Bedroom Two



UPVC double glazed and central heating radiator

Bedroom Three 9'4 x 6'9 (2.84m x 2.06m)



Central heating radiator and UPVC double glazed window.

Bathroom 6'6 x 5'7 (1.98m x 1.70m)



Panelled bath, pedestal sink and a low flush W.C. UPVC double glazed window and central heating radiator.

## External



To the front of the property the garden is mainly laid to lawn with side drive leading to the enclosed rear garden again mainly laid to lawn with paved patio area.

Council Tax Band  
Council Tax C

Tenure  
Property is freehold.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional products and services

Whitakers 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.

### Disclaimer

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.

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#### Sales valuations

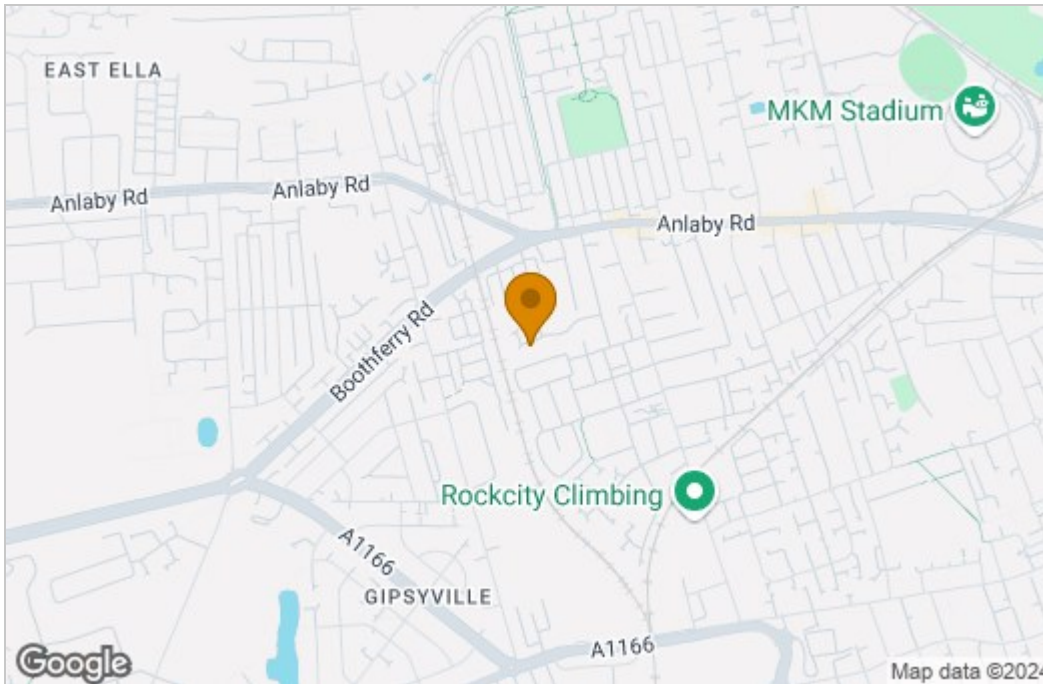
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

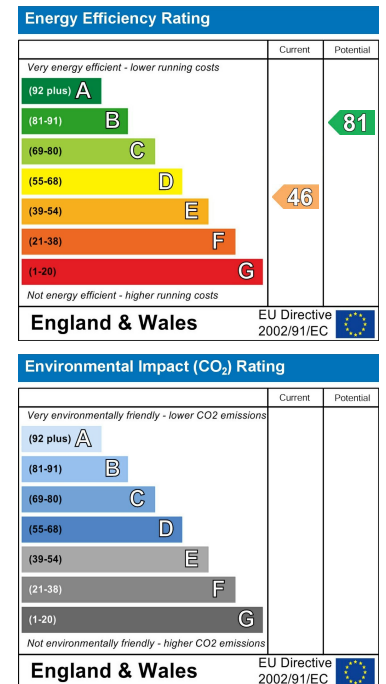


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.