

Whitakers

Estate Agents



69 Welwyn Park Road, Hull, HU6 7EB

Asking Price £165,000

This three bedroom semi-detached house ticks all the boxes for the growing family seeking a property that falls within the immediate catchment of Parkstone Primary School and a home they can move straight into upon completion and implement their own taste in cosmetic design.

Briefly comprising entrance hall, bay fronted lounge, inner lobby incorporating an open plan sitting room / dining room and fitted kitchen to the ground level; the first floor boasts two fitted double bedrooms, a good third bedroom and bathroom furnished with a four piece suite.

Externally to the front aspect there is a paved garden with a pebbled section and a combination of brick walling and fencing to the surround. A private side passage and gate opens to the rear garden : partly laid to lawn with patio seating area and fencing to the surround. A path leads to the rear ten-foot access and detached garage which accommodates off-street parking. The residence also benefits from having a wooden storage shed and an outside tap.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



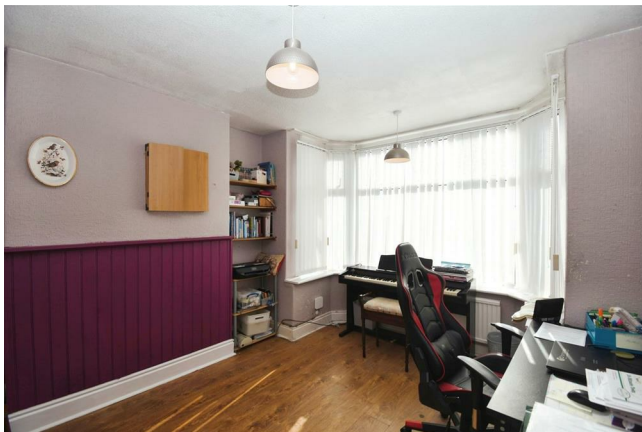
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Ground floor

Entrance hall

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

Lounge 12'7" x 11'5" maximum (3.84 x 3.50 maximum)



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

Inner lobby

Laminate flooring and leading to :

Cloakroom

UPVC double glazed window, laminate flooring and furnished with a two piece suite comprising wash basin with dual taps and low flush W.C.

Open plan kitchen / dining room 17'10" x 16'2" (5.46 x 4.93)



Kitchen - Two UPVC double glazed windows, tile effect laminate 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 dryer, integrated oven and hob with extractor hood above.

Dining room - UPVC double glazed French doors to the rear garden, central heating radiator and laminate flooring.

Sitting room 14'11" x 10'5" (4.56 x 3.18)



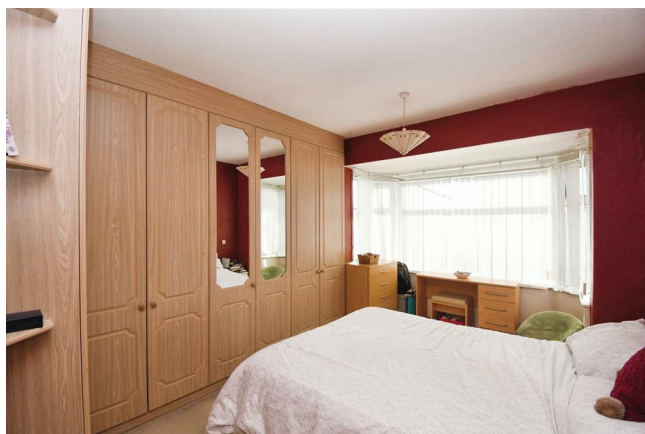
Central heating radiator, feature fireplace and carpeted flooring.

First floor

Landing

UPVC double glazed window and carpeted flooring.

Bedroom one 14'9" x 11'1" (4.52 x 3.38)



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

Bedroom two 11'2" x 9'7" (3.41 x 2.94)



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

Bedroom three 8'4" x 5'11" (2.56 x 1.81)

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

Bathroom



With access to the loft hatch, UPVC double glazed window, central heating radiator, mostly tiled to splash back areas with Lino flooring and

furnished with a four piece suite comprising panelled bath with dual taps, walk in enclosure with electric shower vanity sink with dual taps and low flush W.C.

Rear external



The rear garden is partly laid to lawn with patio seating area and fencing to the surround. A path leads to the rear ten-foot access and detached garage which accommodates off-street parking. The residence also benefits from having a wooden storage shed and an outside tap.

Location

The property is established on the ever popular Welwyn Park Road set back from Beverley Road, Hull. It is well connected by the A1079 and other highly accessible road networks that provide multiple routes to the Hull City centre and surrounding villages. The location is also conveniently serviced by an abundance of local amenities including convenience stores, dining facilities and playing fields.

Tenure

The property is held under Freehold tenureship

Council tax band

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

Local authority reference number - 00180405006906

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 - 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No Basic

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.

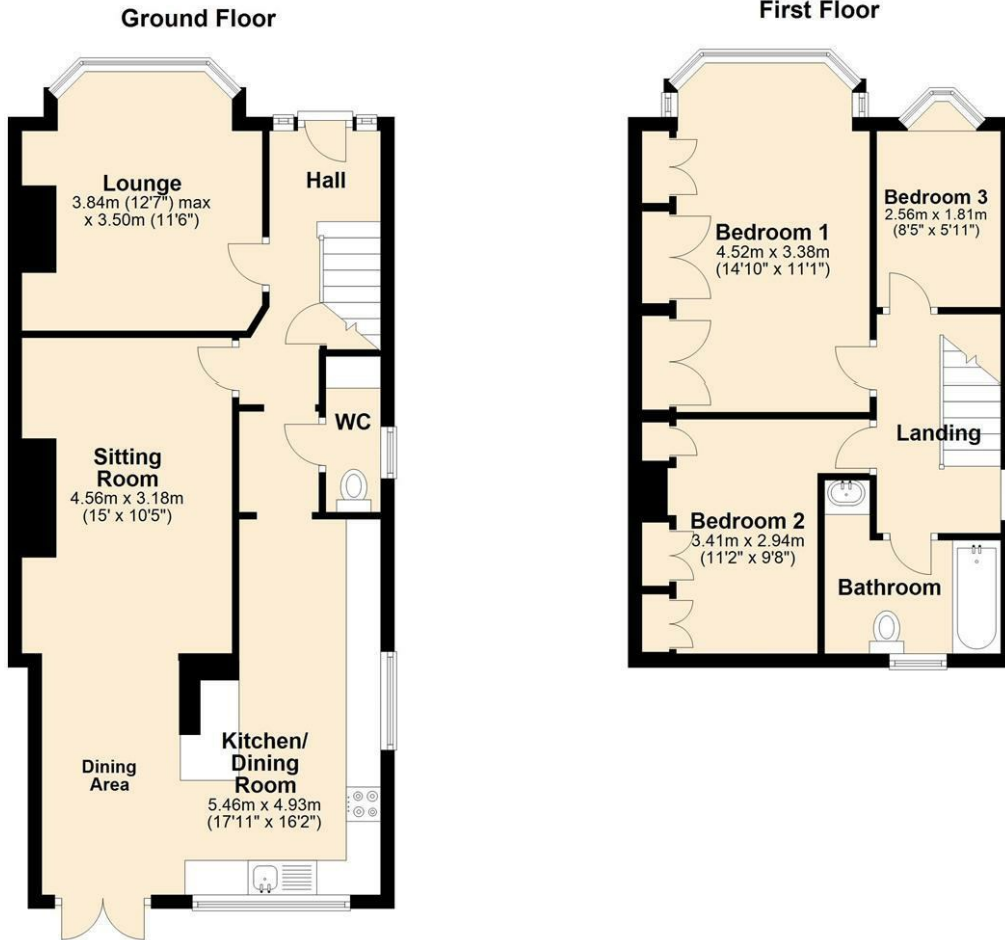
Free Market Appraisals / Valuations

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

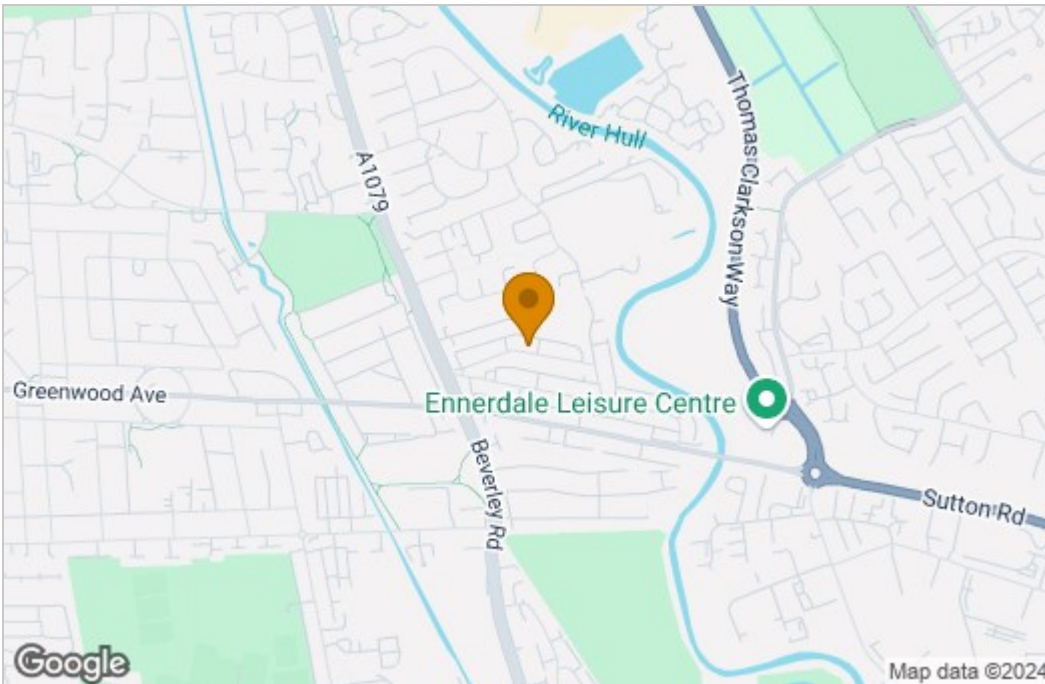
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Floor Plan

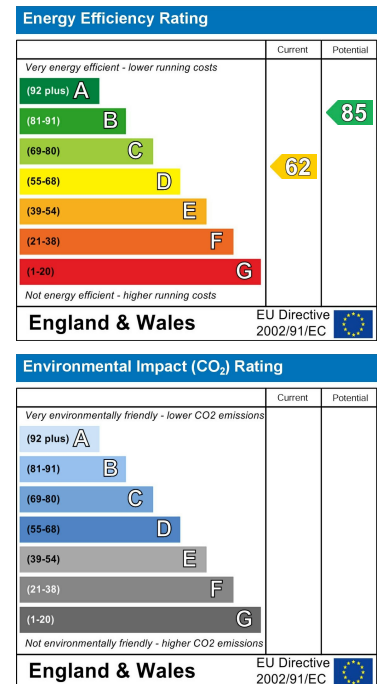


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.