

Whitakers

Estate Agents



70 Sibelius Road, Hull, HU4 7NN

£125,000

Introducing this neatly presented three bedroom mid-terrace property which is offered to the market with NO ONWARD CHAIN and conveniently located off Anlaby Park Road North within close proximity to a range of local amenities and transport links.

Briefly comprising ground level entrance hall, spacious lounge / dining room and fitted kitchen; the first floor boasts two double bedrooms, a good third room and a bathroom furnished with a two-piece suite with separate cloakroom.

Externally to the front aspect there is a lawned garden with wrought iron fencing to the surround.

The enclosed rear garden is mainly laid to lawn with a gravelled border and a path leading to the patio seating area. The residence also benefits from having two brick-built out houses and an outside tap.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of the Rokeby Park primary school.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a lawned garden with wrought iron fencing to the surround. A shared side passage leads to the gate opening to the rear garden.

Ground floor

Entrance lobby

UPVC double glazed entrance door, central heating radiator and laminate flooring. Leading to :

Lounge / dining room 14'10" x 11'6" maximum (4.53m x 3.52m maximum)



UPVC double glazed window, central heating radiator, wall mounted electric fire, under stairs storage cupboard and laminate flooring.

Kitchen 8'1" x 14'8" (2.47m x 4.48m)



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, tile effect laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles and upstand laminate above, sink with dual taps, plumbing for a washing machine and provision for a gas cooker with extractor hood above.

First floor

Landing

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

Bedroom one 14'4" x 9'10" (4.37m x 3.02m)



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

Bedroom two 8'10" x 9'11" (2.71m x 3.03m)



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

Bedroom three 10'11" x 6'9" maximum (3.34m x 2.06m maximum)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with Lino flooring and furnished with a two-piece suite comprising panelled bath with dual taps and electric shower and pedestal sink with dual taps.

Cloakroom

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

Rear external



The enclosed rear garden is mainly laid to lawn with a gravelled border and a path leading to the patio seating area. The residence also benefits from having two brick-built out houses and an outside tap.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00330475007001

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 5 Mbps / 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.

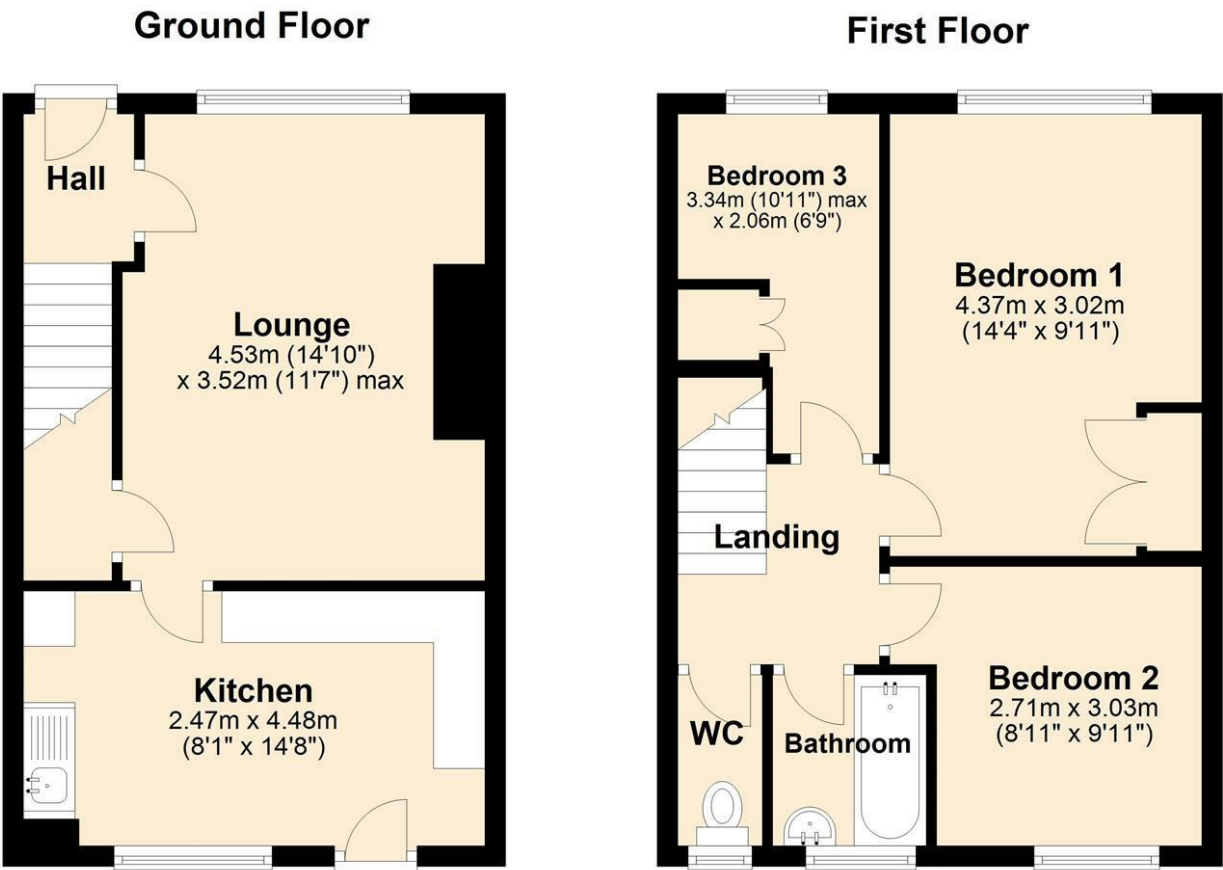
Free Market Appraisals / Valuations

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

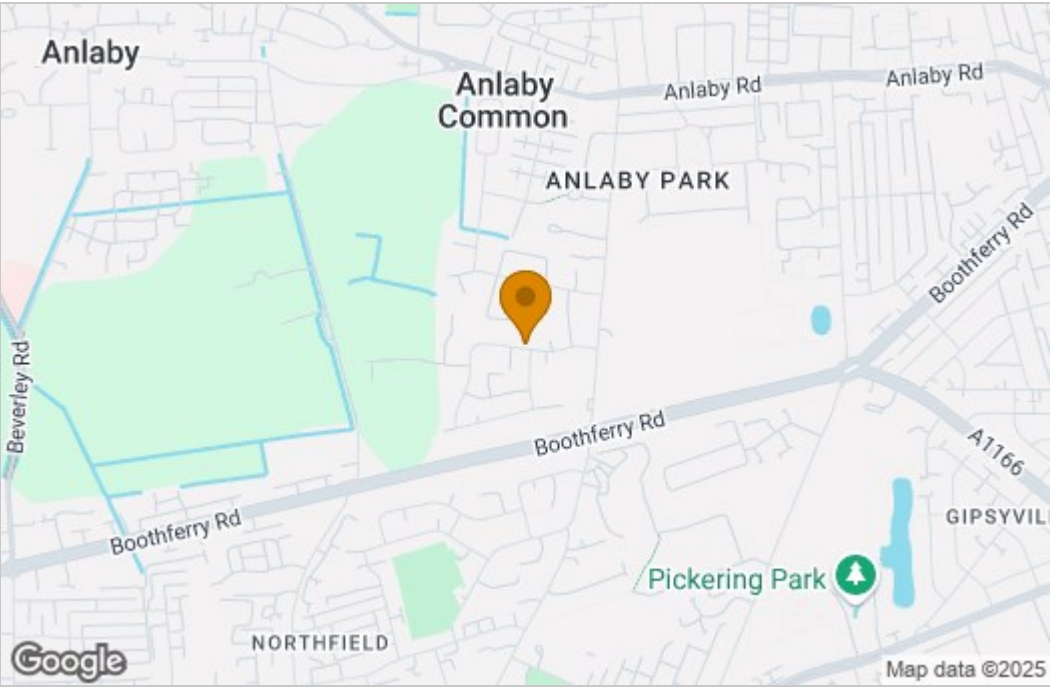
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Floor Plan

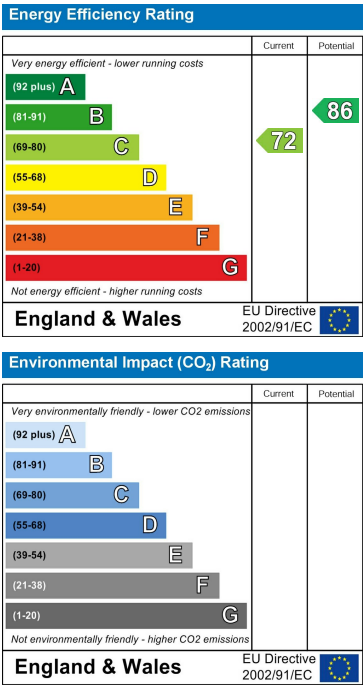


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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