

Whitakers

Estate Agents



61 Wheeler Street, Hull, HU3 5AZ

£180,000

Introducing this immaculate three bedroom family home which is conveniently placed off the well-connected Anlaby Road and falls within the immediate catchment of the Wheeler Primary school.

Briefly comprising entrance hall, spacious lounge and fitted kitchen to the ground level. The first floor boasts a master bedroom with en-suite shower room, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally the accommodation occupies a generously sized corner plot. To the front aspect there is a lawned garden which is enclosed by boundary hedging and a detached garage that accommodates off-street parking.

Gated access on both sides of the property open to the rear garden which is mainly laid to lawn with patio borders and brick walling to the surround. The residence also benefits from having a garden room and an outside tap.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally the property occupies a generously sized corner plot. To the front aspect there is a lawned garden which is enclosed by boundary hedging and a detached garage that accommodates off-street parking.

Ground floor

Entrance hall

Composite entrance door, central heating radiator, built in storage cupboard and laminate flooring. Leading to :

Lounge 14'8" x 11'9" (4.49 x 3.60)



Three UPVC double glazed windows, central heating radiator and wood flooring.

Kitchen / dining room 14'8" x 10'5" (4.49 x 3.19)



UPVC French doors to the rear garden, UPVC double glazed window, central heating radiator, under stairs pantry, partly tiled, wood flooring and fitted with a range of floor and eye level units, contemporary worktops with upstand laminate above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above.

First floor

Landing

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

Bedroom one 9'6" x 13'7" (2.92 x 4.16)



Two UPVC double glazed window, central heating radiator, built in wardrobe, built in storage cupboard and wood flooring.

En-suite shower room



UPVC double glazed window, central heating radiator, partly tiled to splash back areas with cushion effect laminate flooring and furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps and low flush W.C.

Bedroom two 8'1" x 11'9" (2.47 x 3.59)



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

Bedroom three 6'3" x 8'7" (1.93 x 2.63)

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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with wood flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

Rear external



Gated access on both sides of the property open to the rear garden which is mainly laid to lawn with patio borders and brick walling to the surround. The residence also benefits from having a garden room and an outside tap.

Tenure

The property is held under Freehold tenureship

Council tax band

Council tax band - B

Local authority - City Of Kingston Upon Hull

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Standard 18 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.

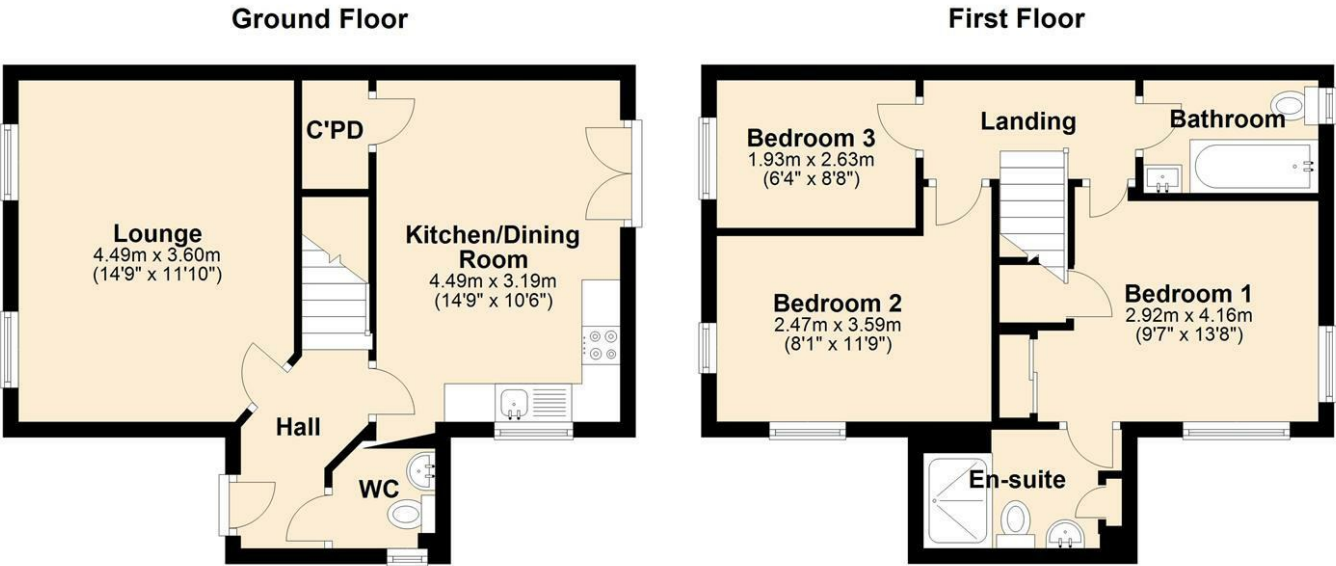
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

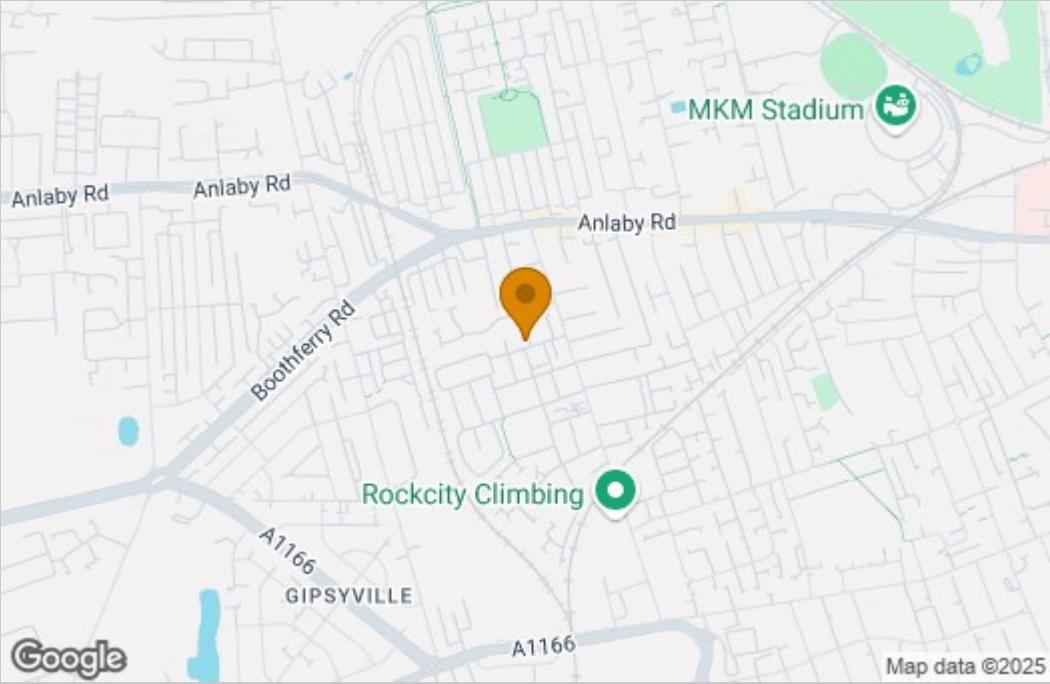
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Floor Plan

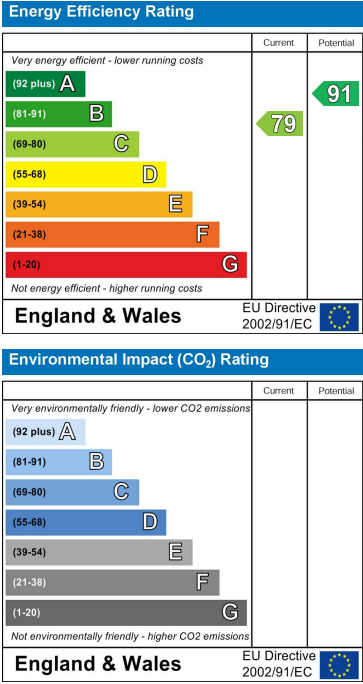


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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