

# Whitakers

Estate Agents



**42 Etherington Road, Hull, HU6 7JS**

**Offers Over £160,000**

This deceptively spacious three bed terraced property has been enhanced over the years to make a fantastic home, ideal for the growing family looking to be in this sought after location.

The main features include – entrance, lounge, open plan full width dining room and large fitted kitchen with utility room just off and useful ground floor W.C. The first floor boasts three good bedrooms (all fitted with wardrobes) along with the well appointed family bathroom suite and a fixed staircase to the boarded loft space with roof window and storage in the eaves.

Externally to the front of the property is a low maintenance garden. The rear garden is again low maintenance by design, enclosed to the boundary with artificial grass, part paved and a raised decked seating area to enjoy the sun in the warmer months.

Well appointed throughout and ticking all the boxes, I am sure this will attract early interest.



## Accommodation Comprises

### Entrance

UPVC double glazed front door and side window.

### Hallway

Understairs cupboard, laminate flooring and radiator.

Lounge 11' x 11'2 (3.35m x 3.40m)



UPVC double glazed bay window, wall mounted electric fire.

Dining Area 16'8 x 11'2 (5.08m x 3.40m)



Laminate flooring and radiator.

Kitchen 17'4 x 9'5 (5.28m x 2.87m)



UPVC double glazed French doors, a range of

base, wall and drawer units with work tops over and splashback tiles. Integrated oven and hob with hood over, microwave and sink unit with mixer tap

Utility Room 13'0 x 5'3 (3.96m x 1.60m)



Sky window, storage units, radiator and plumbing for a washing machine.

### W/C



UPVC double glazed window, low flush WC and wash basin.

### First Floor Landing

Fixed stairs to loft space.

Bedroom one 13'6 max x 8'6 (4.11m max x 2.59m)



UPVC double glazed bay window, fitted wardrobe and radiator.

Bedroom Two 11'3 x 8'8 max (3.43m x 2.64m max)



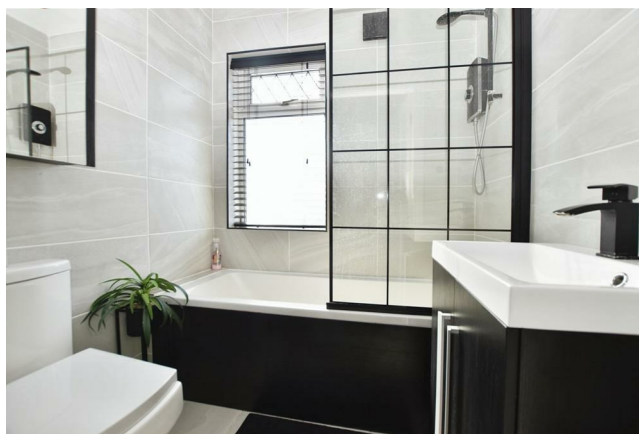
UPVC double glazed, fitted wardrobe and radiator.

Bedroom Three 8'1 x 7'4 (2.46m x 2.24m)



UPVC double glazed, fitted wardrobe and radiator.

Bathroom 5'8 x 5'4 (1.73m x 1.63m)



UPVC double glazed window, panelled bath, vanity sink unit, low flush WC, tiled walls and floor.

Loft Room 15'1 x 10'1 (4.60m x 3.07m)



Roof window and storage eaves.

Externally



Externally to the front of the property is a low maintenance garden. The rear garden is again low maintenance by design, enclosed to the boundary with artificial grass, part paved and a raised decked seating area to enjoy the sun in the warmer months.

Council Tax Band  
Council Tax Band B.

Tenure  
The 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

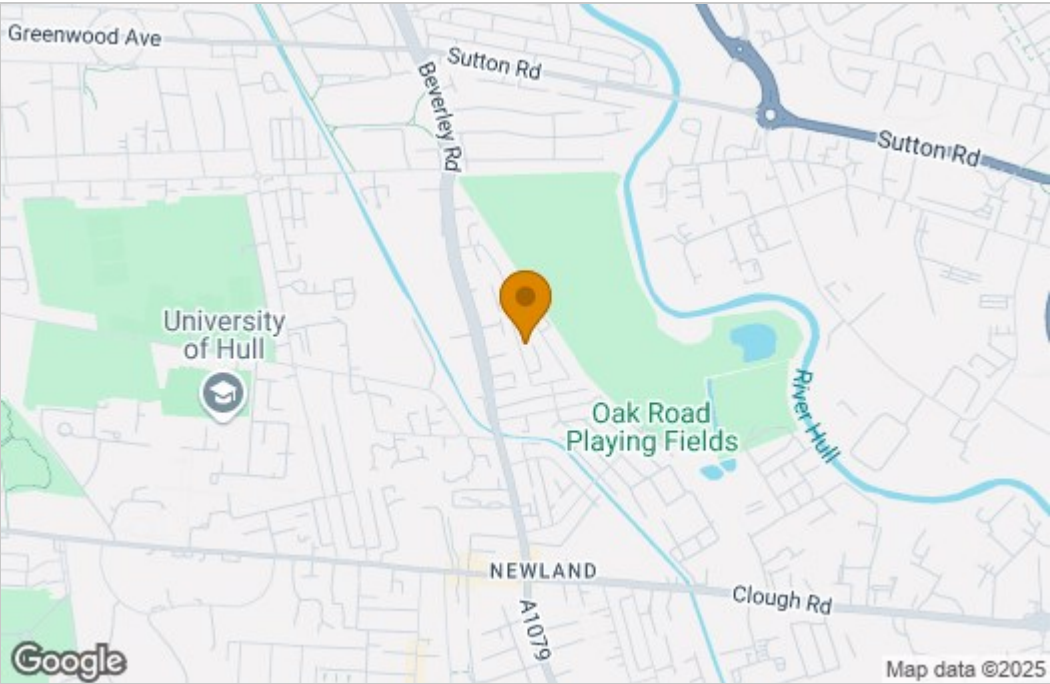
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



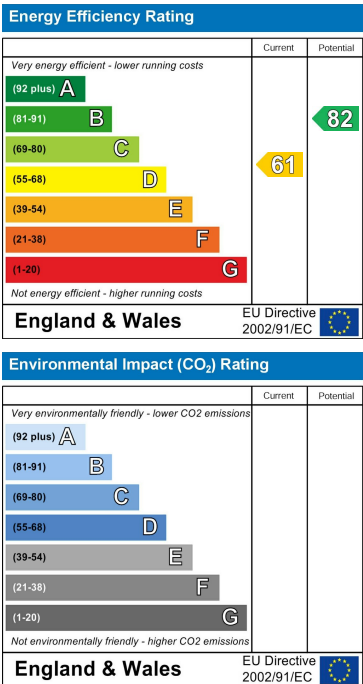
Floor Plan



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.