

# Whitakers

Estate Agents



## 3 Ireland Walk, Hull, HU4 7PA

**£119,500**

Introducing this neatly presented three bedroom mid-terrace property which is conveniently located at the head of Anlaby Park Road North to enjoy close proximity to highly accessible transport links, local amenities and the Costello Stadium with connecting playing fields and park.

The main features include - entrance hall, open plan lounge / dining room and fitted kitchen. To the first floor, there are three good bedrooms and a bathroom with separate W.C.

Externally to the front aspect, the property overlooks a well-maintained communal green area and has a gravelled courtyard. The Southerly facing rear garden is mainly laid to lawn with a patio seating area and fencing to the surround.

Taken together, the accommodation on offer would suit an array range of buyers ranging from a first time buyer to a growing family, An investor wanting to make an addition to their portfolio may also wish to arrange a viewing.



The accommodation comprises

#### Front external



Externally to the front aspect, the property overlooks a well-maintained communal green area and has a gravelled courtyard. A side passage and gate open to the back of the building.

#### Ground floor

##### Entrance lobby

UPVC double glazed entrance door with side window, central heating radiator and laminate flooring.

Lounge / dining room 20'11" x 11'1" (6.40 x 3.40 )



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, fireplace and laminate flooring.

Kitchen 13'3" x 8'7" maximum (4.04 x 2.63 maximum )



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, two built-in storage cupboard, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with dual taps, plumbing for a washing machine and integrated oven with hob and extractor hood above.

#### First floor

#### Landing

With access to the loft hatch, two built-in storage cupboards and carpeted flooring. Leading to :

Bedroom one 11'10" x 11'3" (3.62 x 3.45)



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

Bedroom two 11'10" x 7'10" (3.62 x 2.40 )



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

Bedroom three 8'9" x 8'2" (2.68 x 2.50 )



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

## Bathroom



UPVC double glazed window, central heating radiator, panelled to splashback areas with Lino flooring and furnished with a two-piece suite comprising panelled bath with dual taps and electric shower, vanity sink with mixer tap and low flush W.C.

## W.C.

UPVC double glazed window, central heating radiator, partly tiled with Lino flooring and furnished with a low flush W.C.

## Rear external



The Southerly facing rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. The residence also benefits from having a brick-built outhouse, sheltered wooden decking seating area and an outside tap. A gate allows access to the rear ten-foot.

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00330481000308

Council Tax band - A

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 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.

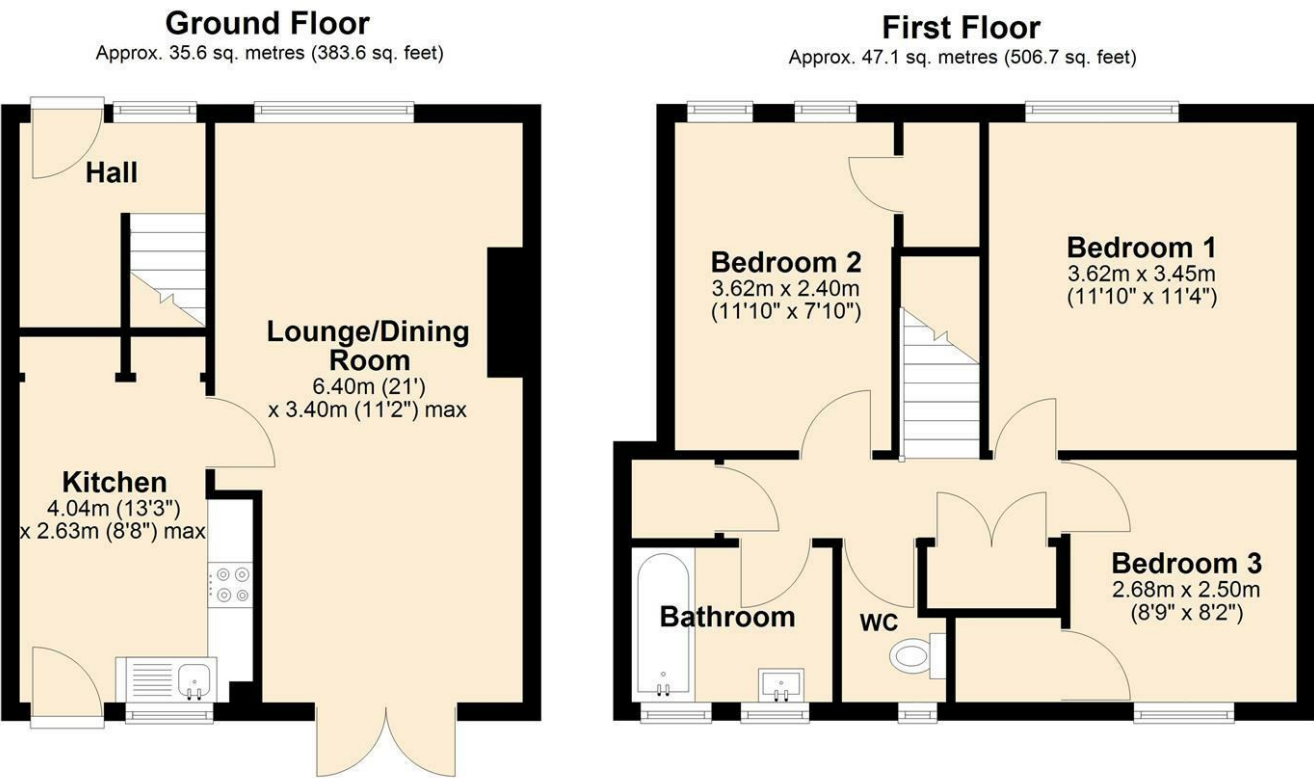
## Free Market Appraisals / Valuations

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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

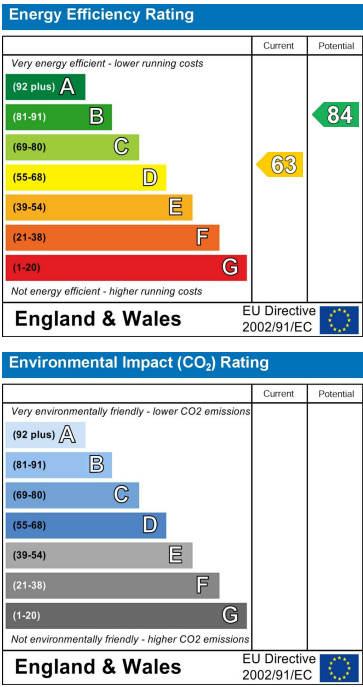


Total area: approx. 82.7 sq. metres (890.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.