

# Whitakers

Estate Agents



**27 Sullivan Road, Hull, HU4 7NT**

**£114,500**

**\*\* NO ONWARD CHAIN \*\***

Introducing this neatly presented end-terrace property which would make an ideal step onto the property ladder for a first time buyer, or starter home for a young family. An investor wanting to increase their portfolio may also wish to arrange a viewing.

The main features include - porch opening to the hallway, spacious lounge and fitted kitchen. There are two double bedrooms, and a bathroom to the first floor.

Externally there is a gravelled forecourt with a side path leading to the enclosed rear garden - enjoying a southerly facing aspect, and is laid to lawn with well-stocked borders, and a patio seating area.



#### Agent's observation

27, Sullivan Road is a neatly presented two bedroom mid-terrace property which has partly been refurbished and had a new boiler recently installed.

The property enjoys a southerly facing rear garden, and is conveniently located on a private residential location off Anlaby Road North; a new resident will take advantage of close proximity to highly accessible transport links via Anlaby Road and Boothferry Road, along with close proximity to the Costello Stadium and accompanying playing fields.

The residence falls within the immediate catchment of the Rokeby Park Primary School, but also allows access to other highly regarded local schools.

The accommodation comprises

#### Front external



Externally there is a gravelled forecourt with a side path leading to the enclosed rear garden.

#### Ground floor

##### Porch

UPVC double glazed throughout with entrance door, and laminate flooring. Opening to :

##### Hallway

Wooden glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 11'11" x 15'1" maximum (3.64 x 4.62 maximum )



UPVC double glazed window, central heating radiator, gas fireplace with marbled inset / hearth with decorative wooden surround, and laminate flooring. Wooden glazed double doors opening to :

Kitchen 8'7" x 18'5" (2.62 x 5.62 )



Wooden glazed door, three UPVC double glazed windows, central heating radiator, under stairs storage cupboard, vinyl flooring, and fitted with a range of floor and eye level units, worktops with splash back tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

#### First floor

##### Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 9'4" x 15'2" maximum (2.85 x 4.64 maximum )



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

Bedroom two 11'5" x 9'8" (3.48 x 2.95 )



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

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splash back areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The rear garden enjoys a southerly facing aspect, and is laid to lawn with well-stocked borders, and a patio seating area. The residence also benefits from having two storage sheds, and an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0033048000270A

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 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

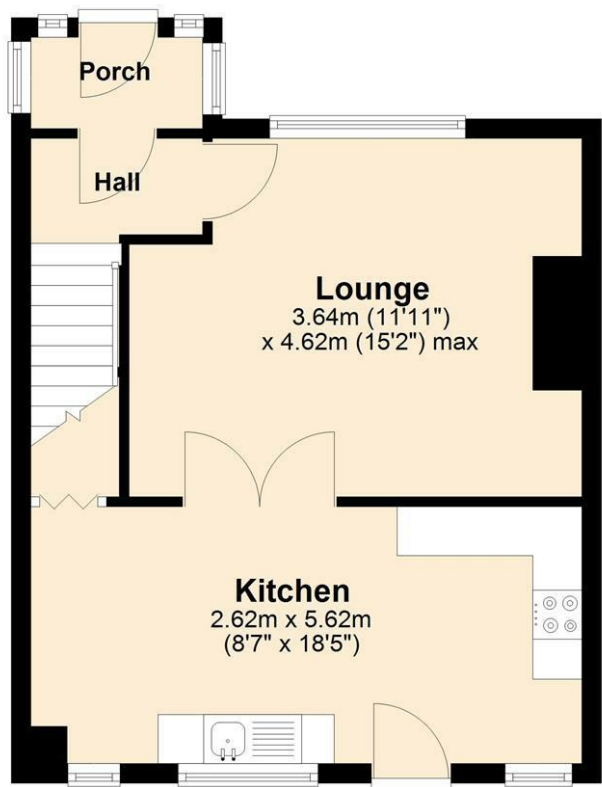
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Floor Plan

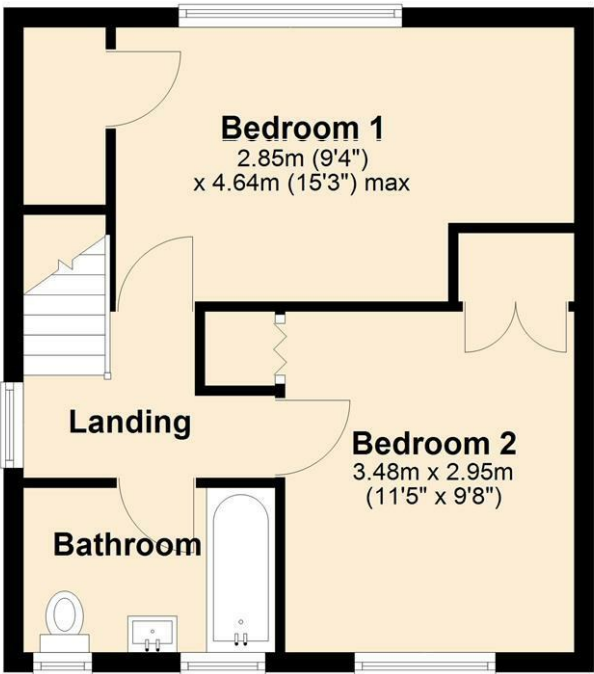
Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



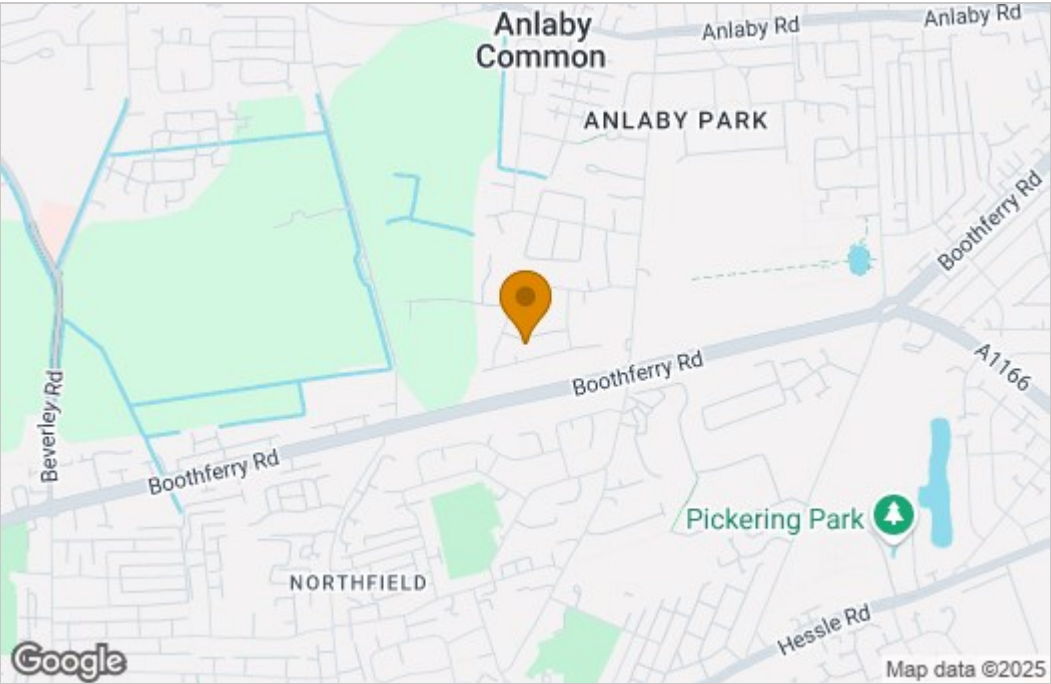
First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)

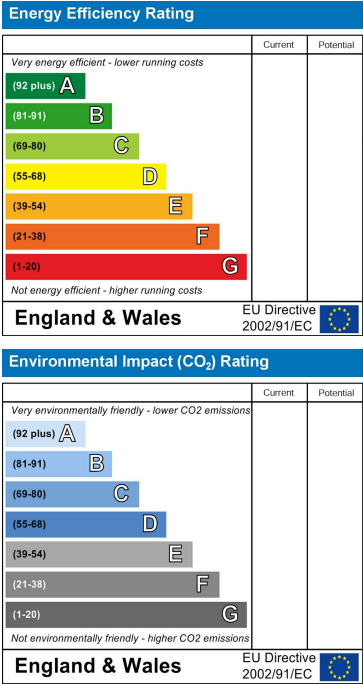


Total area: approx. 73.0 sq. metres (785.3 sq. feet)

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.