

# Whitakers

Estate Agents



**6 Northfield Road, Hull, HU3 6TL**

**£145,000**

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

Introducing this neatly presented mid-terrace property which is ideal for anyone who requires the convenience and accessibility of Anlaby Road, but is also searching for an attractively priced home they can impalemt their own cosmetic taste upon.

The main features include - hallway, open plan lounge / dining room, and fitted kitchen. The first floor boasts two double bedrooms, a good third bedroom and a bathroom.

Externally there is a paved forecourt with the kerb lowered to accommodate off-street parking.

The rear garden is low maintenance in design being block paved with slate chipping borders, and fencing t the surround. A gate opens to the vehicular accessible ten-foot and detached garage.



The accommodation comprises

Front external



Externally there is a paved forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hallway

UPVC double glazed door with side window, central heating radiator, and carpeted flooring. Leading to :

Lounge 15'1" x 11'3" maximum (4.60 x 3.45 maximum )



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

Dining room 11'11" x 17'3" maximum (3.64 x 5.26 maximum )



UPVC double glazed French doors to the rear garden, central heating radiator, fireplace with exposed brick surround, under stairs storage cupboard, and carpeted flooring.

Kitchen 16'7" x 7'5" (5.06 x 2.27 )



UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator, Lino flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

First floor

Landing

With access to the loft hatch, carpeted flooring, and leading to :

Bedroom one 15'10" x 10'2" (4.85 x 3.10 )



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

Bedroom two 13'3" x 11'11" (4.06 x 3.64 )



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

Bedroom three 10'2" x 6'6" maximum (3.10 x 2.00 maximum )



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and shower, pedestal sink with dual taps, and low flush W.C.

Rear external



The rear garden is low maintenance in design being block paved with slate chipping borders, and fencing to the surround. A gate opens to the vehicular accessible ten-foot and detached garage. The residence also benefits from having an outside tap.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040079000605

Council Tax band - B

#### 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 8 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

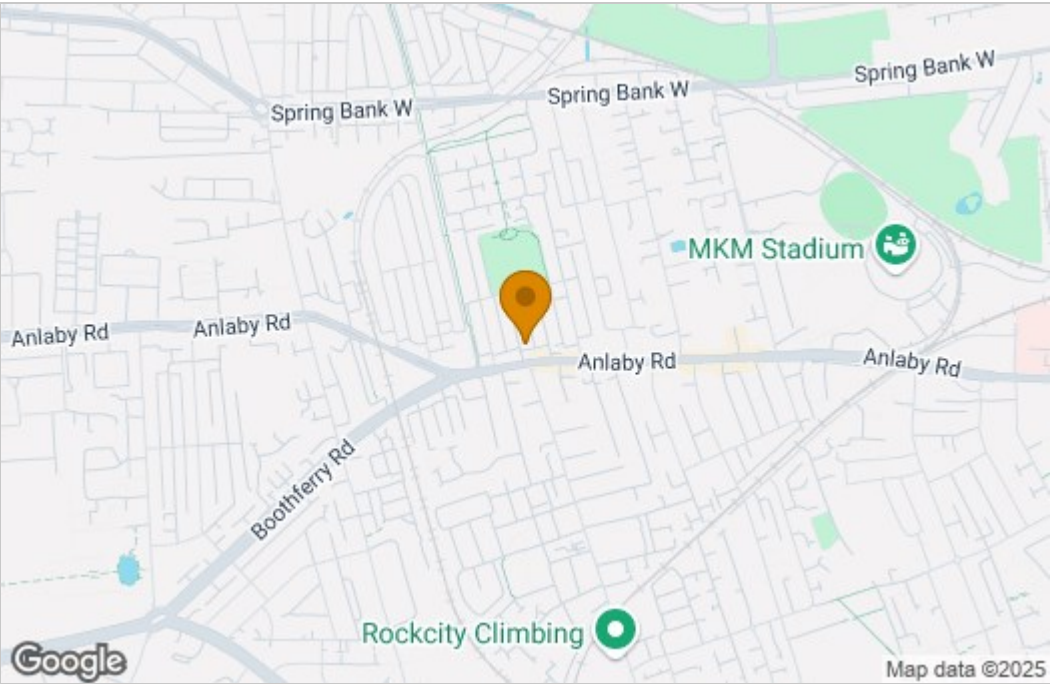
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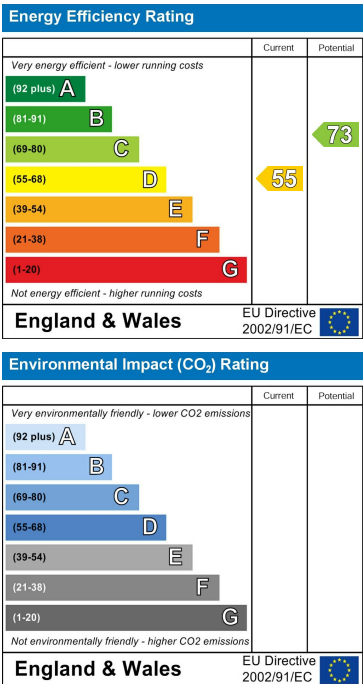
Floor Plan



Area Map



Energy Efficiency Graph



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