

# Whitakers

Estate Agents



## 25 Daville Close, Hull, HU5 5PY

**£140,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this end-terrace property, offering an excellent opportunity for buyers to add their own cosmetic touches and create a truly personalised family home. With strong potential to increase value, it also presents an attractive prospect for investors seeking a property with scope for improvement and future return.

Externally, the property is approached via a lawned front garden with decorative planting, complemented by a combination of brickwork pathways and surrounding hedging.

Upon entering, you are welcomed into an entrance hall with useful storage, leading through to an open-plan lounge/dining room with dual-aspect windows, and a fitted kitchen.

A fixed staircase rises to the first-floor landing, which includes a storage cupboard and access to the loft. From here, there are two fitted double bedrooms, a well-proportioned third bedroom with over-stairs storage, and a bathroom fitted with a three-piece suite.

The rear garden is mainly laid to lawn with decorative planting, complemented by a patio seating area. A pathway leads to a detached garage, with a gate within the boundary fencing providing access to a vehicle-accessible ten-foot.

The accommodation comprises

Front external



Externally, the property is approached via a lawned front garden with decorative planting, complemented by a combination of brickwork pathways and surrounding hedging.

Ground floor

Hallway



Upscale double glazed door and side window, central heating radiator, built-in and under stairs storage cupboards, and carpeted flooring. Leading to :

Lounge / dining room 23'10" x 10'6" (7.28 x 3.22 )



Lounge



UPVC double glazed bow window, central heating radiator, fireplace with marbled inset / hearth and decorative wooden surround, and carpeted flooring.

Dining area



Upscale double glazed patio doors, central heating radiator, and carpeted flooring.

Kitchen 11'2" x 7'10" (3.41 x 2.40 )



UPVC double glazed door and window, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated fridge-freezer, and provision for a gas cooker with extractor hood above,

Landing

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

### Bedroom one 12'8" x 10'3" (3.87 x 3.14 )



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

### Bedroom two 10'10" x 10'4" (3.32 x 3.15 )



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

### Bedroom three 9'5" x 6'11" (2.88 x 2.12 )



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

### Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

### Rear external

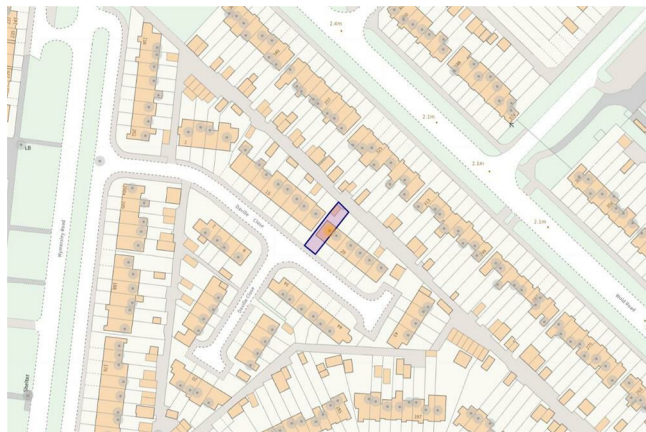


The rear garden is mainly laid to lawn with decorative planting, complemented by a patio seating area. A pathway leads to a detached garage, with a gate within the boundary fencing providing access to a vehicle-accessible ten-foot.

### Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030342002502

Council Tax band - B

## 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 3 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

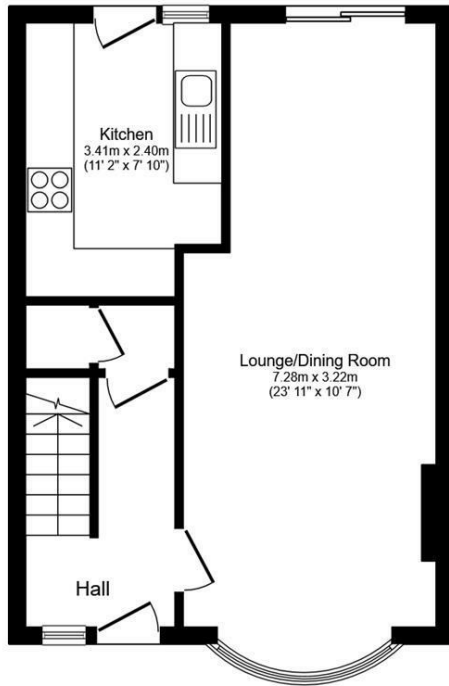
## Free Market Appraisals / Valuations

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.

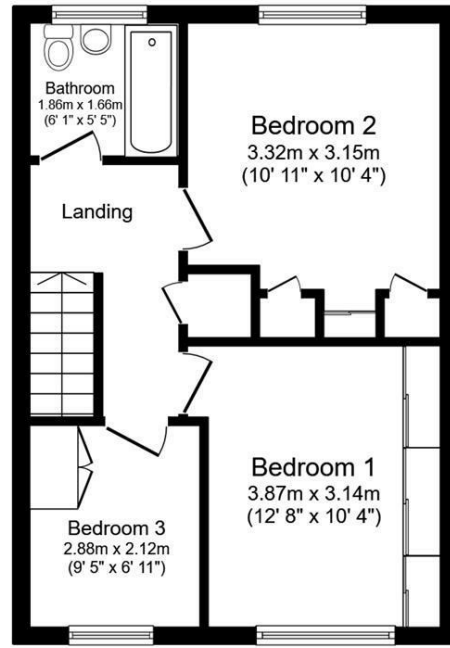
## Whitakers Estate Agent Declaration

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



**Ground Floor**  
Floor area 39.4 sq.m. (424 sq.ft.)

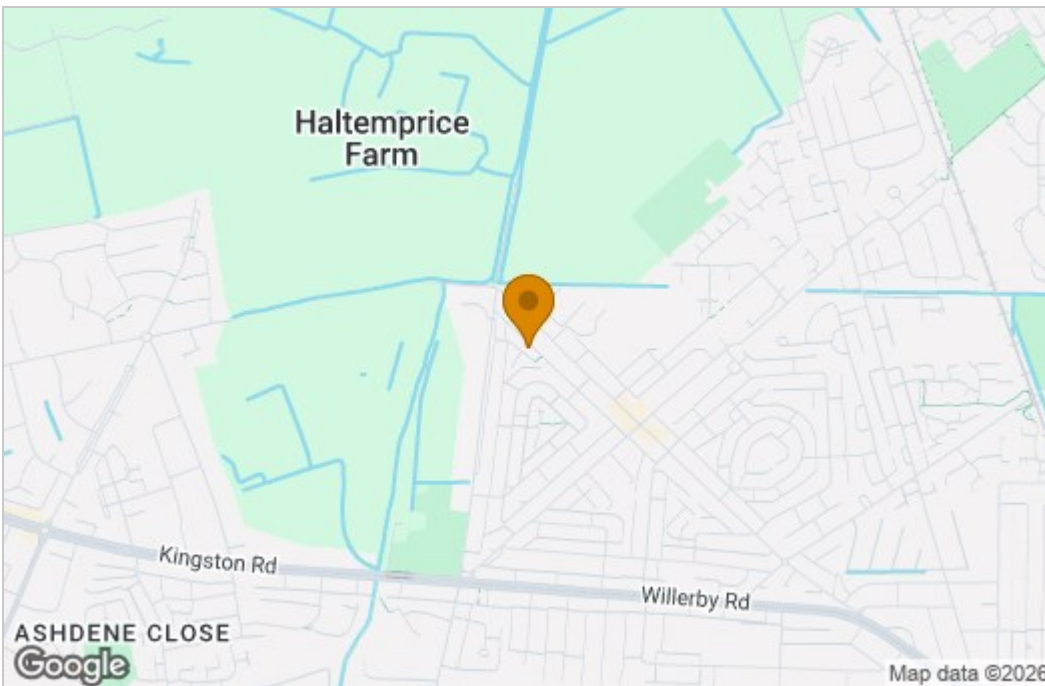


**First Floor**  
Floor area 38.4 sq.m. (414 sq.ft.)

Total floor area: 77.8 sq.m. (838 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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.