

# Whitakers

Estate Agents



## 85 East Ella Drive, Hull, HU4 6AN

**£165,000**

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

Introducing this traditional mid-terrace property which is conveniently located off Anlaby High Road within close proximity to a range of local amenities, schools and transport links.

Externally to the front approach, there is a lawned garden with a gravelled section which the resident can park a vehicle on via the dropped kerb.

Upon entering, the resident is greeted by an entrance hall that incorporates a cloakroom, and follows to a bay fronted lounge, and fitted kitchen / dining room.

A fixed staircase rises to the first floor which boasts two double bedrooms, and a good third bedroom - all of which are serviced by a well-appointed bathroom suite.

The generously sized and enclosed rear garden is mainly laid to lawn, and complimented with a wooden decking seating area.

Taken together, the property may appeal to first-time buyers, families seeking a home in an established residential area, and investors looking for a three-bedroom house in Hull with strong access to local amenities and transport.

The accommodation comprises

Front external



Externally to the front approach, there is a lawned garden with a gravelled section which the resident can park a vehicle on via the dropped kerb.

Ground floor

Hall

Wooden entrance door with UPVC double glazed side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Cloakroom

Tiled flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Lounge 11'3" x 11'0" (3.43 x 3.37 )



UPVC double glazed bay window, central heating radiator, feature fireplace, and laminate flooring.

Kitchen / dining room 9'8" x 14'4" (2.96 x 4.39 )



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

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'4" x 12'5" (3.47 x 3.79 )



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

### Bedroom two 10'0" x 12'3" (3.05 x 3.74 )



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

### Bedroom three 7'10" x 7'10" (2.41 x 2.40 )



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

### Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, wash basin with dual taps, and low flush W.C.

### Rear external



The generously sized and enclosed rear garden is mainly laid to lawn, and complimented with a wooden decking seating area.

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030110008508

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Basic 17 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.

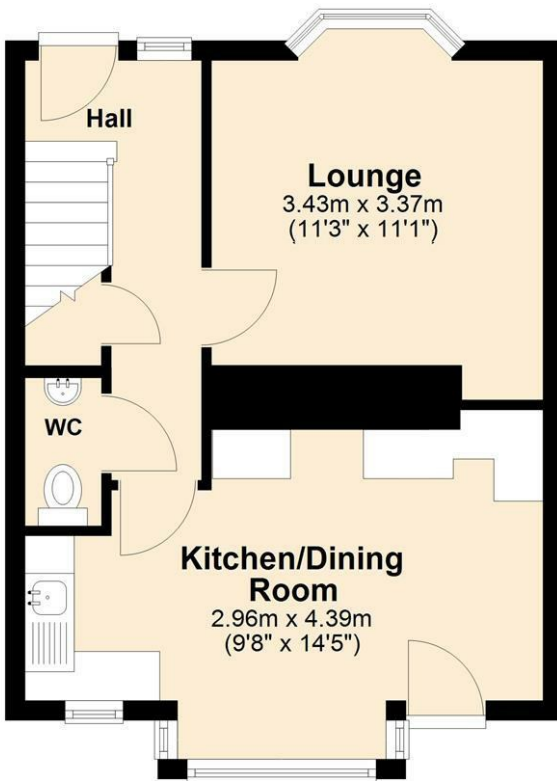
#### Whitakers Estate Agent Declaration

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

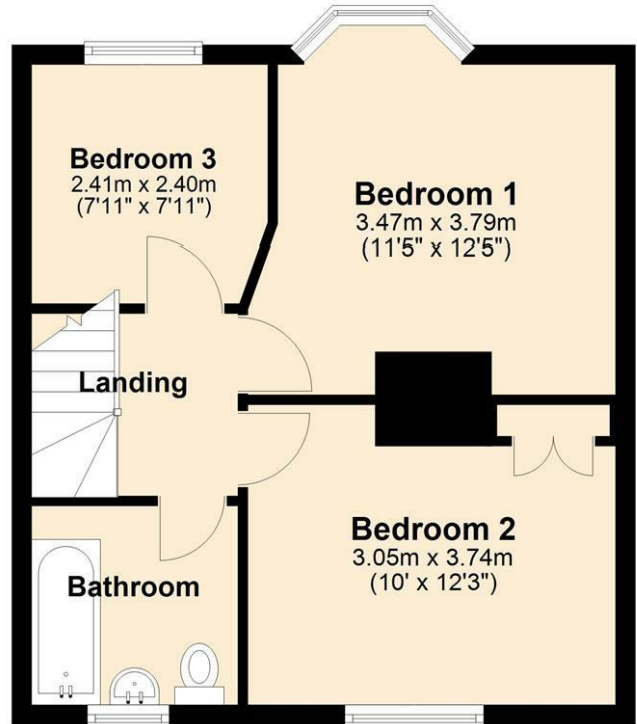
## Ground Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



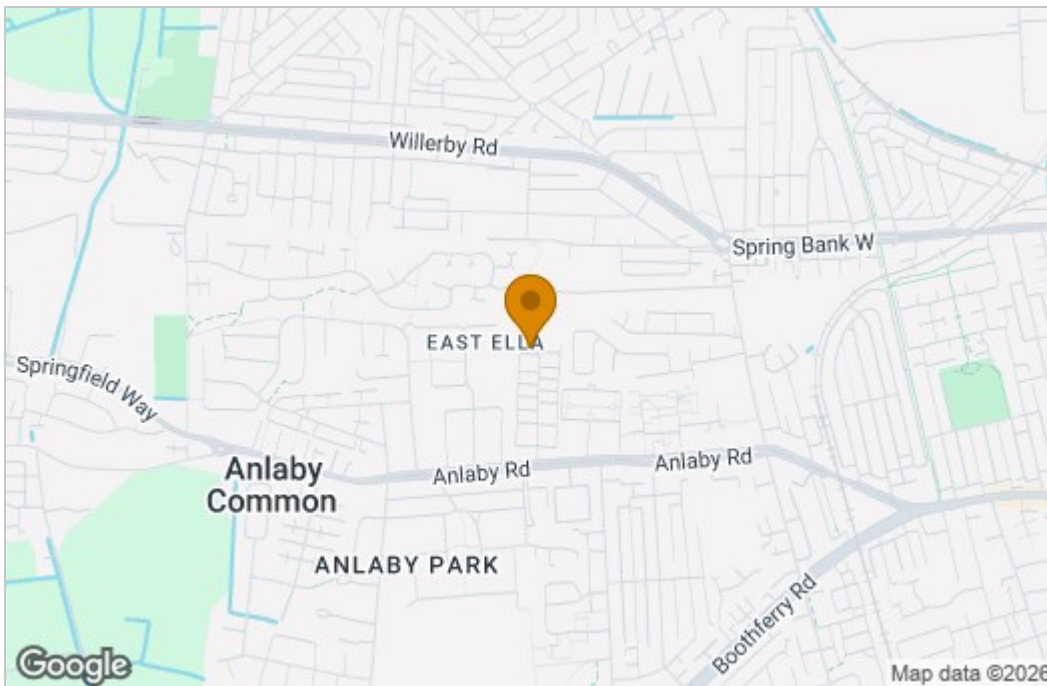
## First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)

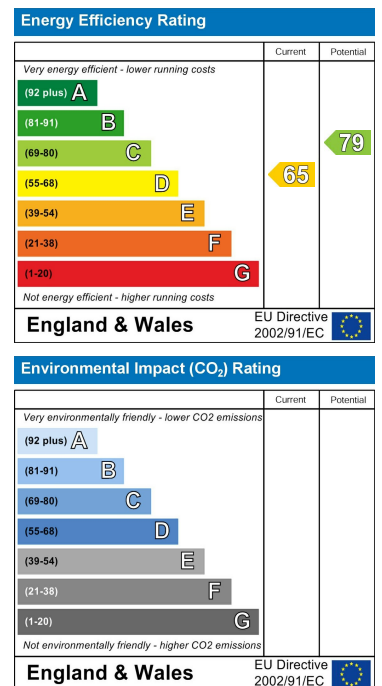


Total area: approx. 74.4 sq. metres (800.6 sq. feet)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.