

# Whitakers

Estate Agents



**287 Kingston Road, Hull, HU10 6PX**

**£240,000**

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

Situated in the sought-after village of Willerby, this traditional semi-detached property offers excellent potential for buyers looking to create something of their own. Requiring modernisation throughout, it presents an ideal opportunity for investors / renovators, or a growing family keen to cosmetically enhance and tailor the property to their own style and needs.

The accommodation briefly comprises porch opening to the entrance hall, bay fronted lounge, spacious dining room, and kitchen to the ground level; the first floor boasts two fitted double bedrooms, a good third bedroom, and a shower room with separate W.C.

Externally to the front aspect, there is a lawned garden with a side drive that accommodates off-street parking, and extends down the side of the property towards the garage. The generously sized and enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area and natural ponds.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a lawned garden with a side drive that accommodates off-street parking, and extends down the side of the property towards the garage.

#### Ground floor

##### Porch

Composite double glazed door with side windows, and tiled flooring. Wooden glazed, opening to :

##### Hall

Central heating radiator, under stairs storage cupboard, and carpeted flooring.

Lounge 15'7" x 12'0" maximum (4.75 x 3.66 maximum )



UPVC double glazed bay window, central heating radiator, fireplace with tiled inset / hearth, and carpeted flooring.

Dining room 15'3" x 12'0" (4.67 x 3.66 )



UPVC double glazed window, central heating radiator, log burner with stone inset and surround, and carpeted flooring.

Kitchen 11'9" x 8'0" (3.60 x 2.46 )



UPVC double glazed door with windows, central heating radiator, under stairs storage cupboard, and carpeted flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing with a washing machine, and integrated oven with hob and hood above.

#### First floor

##### Landing

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

Bedroom one 15'8" x 11'2" maximum (4.80 x 3.42 maximum )



UPVC double glazed bay window, central heating radiator, storage heater, fitted wardrobes, and carpeted flooring.

Bedroom two 12'1" x 11'2" (3.70 x 3.42 )



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

Bedroom three 7'10" x 7'3" (2.40 x 2.21 )



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

Shower room



UPVC double glazed pique window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising walk-in enclosure with mixer shower, and pedestal sink with mixer tap.

Separate W.C.

UPVC double glazed window, and furnished with a low flush W.C.

Rear external



The generously sized and enclosed rear garden which backs onto the golf course, is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area and natural ponds.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB204287000

Council Tax band - D

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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

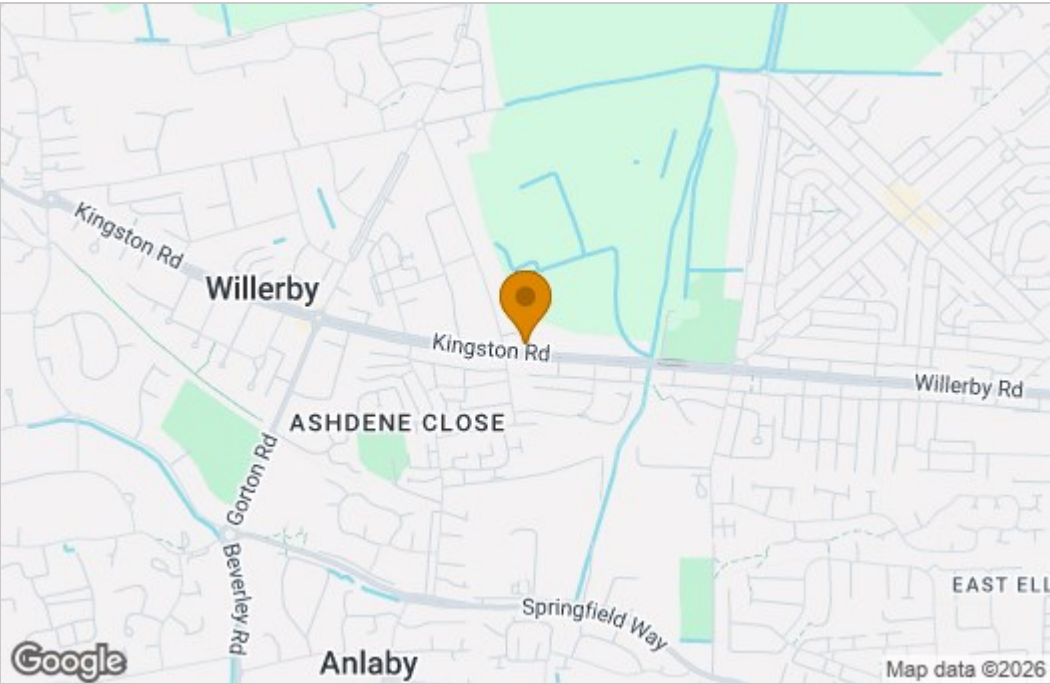
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

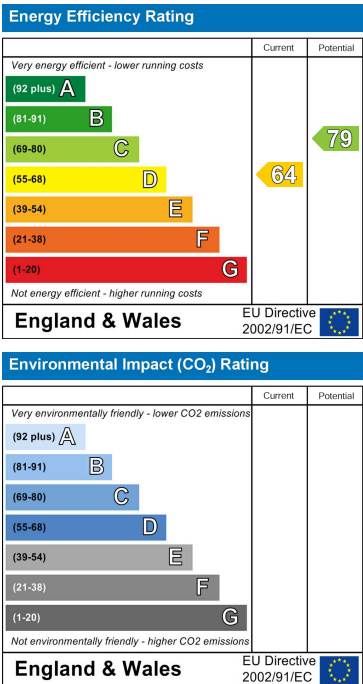


Total area: approx. 97.5 sq. metres (1049.8 sq. feet)

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.