

Whitakers

Estate Agents



37 The Paddock, Hull, HU4 6XU

£230,000

No Onward Chain

This well-presented three/four-bedroom family home has been thoughtfully reconfigured from its original layout, offering generous living space and the potential to reinstate a fourth bedroom if required. Ideally situated close to well-regarded local schools and within easy reach of Costello Playing Fields, the property is perfectly suited to growing families.

The accommodation briefly comprises an entrance hall, spacious lounge, open-plan fitted kitchen/dining area, utility room and a convenient ground floor WC.

To the first floor are two well-proportioned bedrooms, including a fitted second bedroom, together with a modern family bathroom. Fixed stairs lead to the impressive master suite occupying the second floor. Originally configured as two separate bedrooms, this space offers the flexibility to be converted back into a fourth bedroom if desired.

Externally, the front of the property benefits from a low-maintenance resin driveway providing off-street parking. The enclosed rear garden has been designed for ease of upkeep and features a raised decking area, artificial lawn and a substantial summerhouse currently utilised as a home bar and entertainment space.

Offering flexible accommodation, excellent outdoor space and a sought-after location, this property represents an ideal family home. Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance

Double glazed front door

Hallway

Laminate flooring and central heating radiator

Lounge 13'7 x 11'10 narrows to 11'0 (4.14m x 3.61m narrows to 3.35m)



With laminate flooring, Upvc double glazed bay window, vertical central heating radiator and focal point with an oak mantle

Kitchen / Diner 15'0 x 8'10 (4.57m x 2.69m)



Open plan fitted kitchen / diner with a range of floor and eye level units with complimentary work surfaces and splash back tiling above. Vertical central heating radiator and Upvc double glazed French doors leading to the garden. Oven, Hob and Hood above, Sink with mixer tap.

Utility Room



With vertical central heating radiator, floor units with complimentary work surfaces above. Upvc double glazed window.

W/C



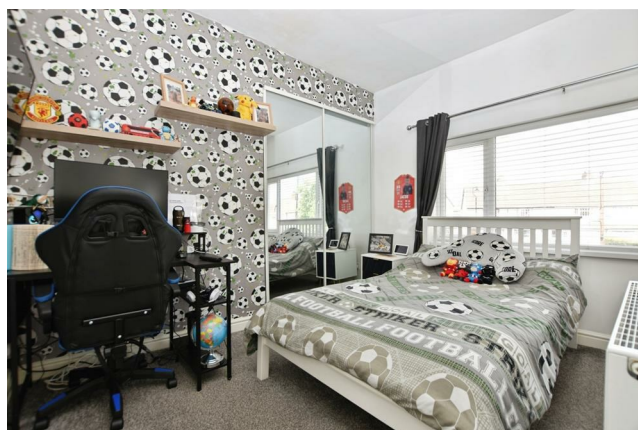
With a low flush toilet, vanity wash basin and central heating radiator.

First Floor

Landing

With fixed stairs to the master suite

Bedroom Two 10'10 x 11'1 max narrows to 9'4 and 8'0 tfw (3.30m x 3.38m max narrows to 2.84m and 2.44m tfw)



Fitted wardrobes, Upvc double glazed and central heating radiator

Bedroom Three 11'11 x 7'0 (3.63m x 2.13m)



Upvc double glazed window and central heating radiator

Bathroom 9'1 x 7'6 (2.77m x 2.29m)



Panelled bath, pedestal sink and a low flush toilet. Tiled walls and floor and a central heating radiator.

Second Floor

Landing

Storage cupboard

Master Bedroom 17'9 x 10'8 narrows to 8'11 (5.41m x 3.25m narrows to 2.72m)



This room was formally two bedrooms, with the doorway still in place to enable it to be converted

back with little effort. Currently with a walk in dressing area, roof window and further Upvc double glazed window, and central heating radiator

Shower Room 6'9 x 5'0 (2.06m x 1.52m)



With a walk in shower enclosure and mixer shower above, low flush toilet and vanity sink. Upvc double glazed window and central heating radiator.

External



With a low maintenance front garden used for off street parking with a modern resin driveway. The rear garden is also low maintenance by design, mainly laid to artificial grass with a raised decked area to entertain and enjoy the sun in the warmer months and at the bottom of the garden is a large wooden garden bar.

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 freehold.

EPC Rating

EPC Rating- C

Material Information

Construction - Standard

Conservation Area - Anlaby Park

Flood Risk - Very Low

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

Broadband - Basic 7 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - No

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.

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 Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

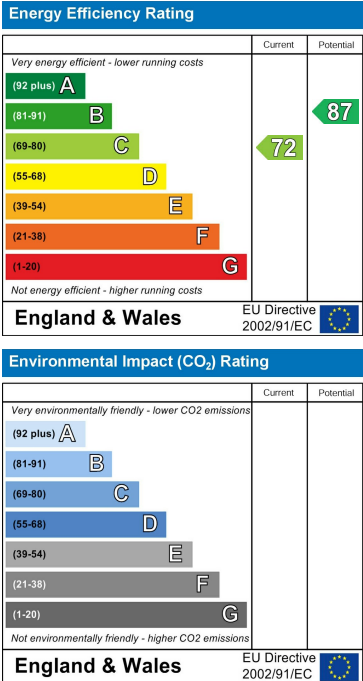
Floor Plan



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.