

Whitakers

Estate Agents



95 Manor Road, Hull, HU5 5NS

£122,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are delighted to present this well-maintained mid-terrace property, offering an excellent opportunity for first-time buyers or a young family. Ideally situated to benefit from a wide range of local amenities and convenient transport links, this home provides both comfort and practicality in a sought-after location.

Externally to the front aspect, there is a lawned garden with a path leading to the entrance door, and a combination brick walling and fencing to the surround.

Upon entering, the resident is greeted by a welcoming entrance hall that opens into a lounge, open plan kitchen / dining room, and rear lobby that incorporates a cloakroom.

A fixed staircase rises to the first floor which boasts a fitted master bedroom, a good second bedroom, and a bathroom furnished with a two-piece suite.

The enclosed rear garden is mainly laid to lawn, and complimented with a patio seating area.

A path leads to the end of the plot, where there is a hardstand, and a pedestrian gate that opens onto the vehicle accessible ten-foot.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with a path leading to the entrance door, and a combination brick walling and fencing to the surround.

Ground floor

Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 13'2" x 11'1" (4.02 x 3.39)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Open plan kitchen / dining room 16'6" x 13'9" (5.03 x 4.20)



Kitchen area



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, double oven, and hob with extractor hood above.

Dining area



Central heating radiator, and laminate flooring.

Rear lobby

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

W.C.

Central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 11'1" x 9'7" (3.38 x 2.93)



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

Bedroom two 8'7" x 8'3" (2.64 x 2.54)



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

Bathroom 6'3" x 5'0" (1.91 x 1.54)



UPVC double glazed window, central heating radiator radiator, and fully tiled. Furnished with a two-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps.

Rear external

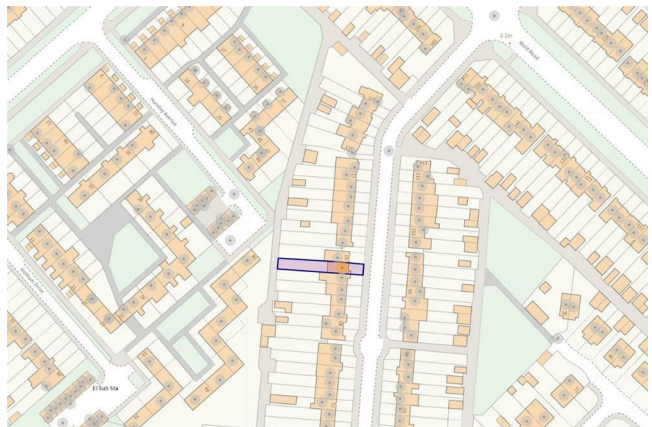


The enclosed rear garden is mainly laid to lawn, and complimented with a patio seating area. A path leads to the end of the plot, where there is a hardstand, and a pedestrian gate that opens onto the vehicle accessible ten-foot.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003036500950B

Council Tax band - A

EPC rating
EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - High
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.

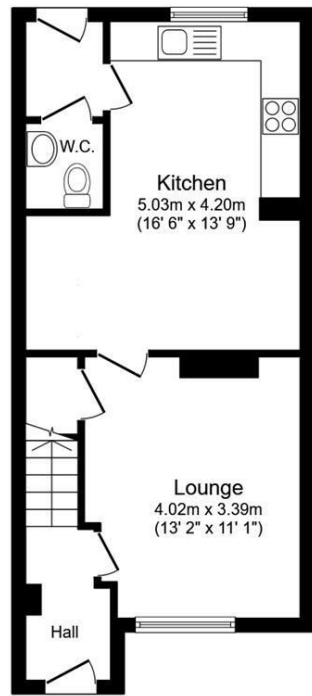
Free Market Appraisals / Valuations

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.

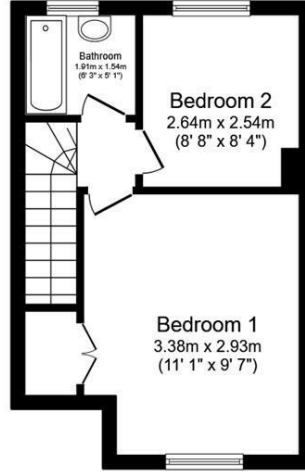
Whitakers Estate Agent Declaration

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



Ground Floor
 Floor area 39.6 sq.m. (426 sq.ft.)



First Floor
 Floor area 27.0 sq.m. (291 sq.ft.)

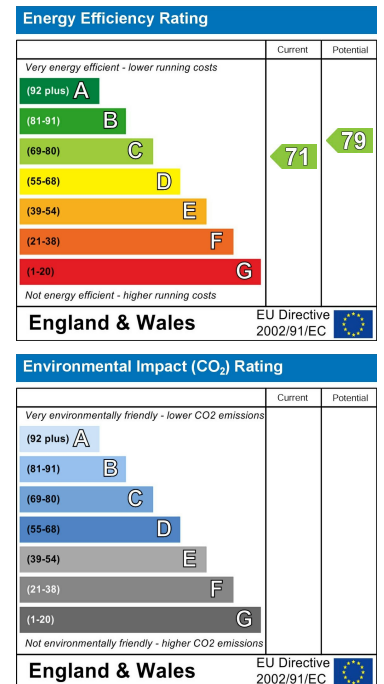
Total floor area: 66.6 sq.m. (717 sq.ft.)

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



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.