Whitakers
Estate Agents









# 23 Dayton Road, Hull, HU5 5TG

## £125,000

Extended from its original design to afford its occupant ample living space, this mid-terrace house is situated on a sought after location which enjoys close proximity to an abundance of local amenities and transport links - making it popular for first time buyers and investors.

The main features include: entrance hall, spacious lounge / dining room, fitted kitchen and rear lobby to the cloakroom on the ground floor. The first floor incorporates two good bedrooms and a bathroom furnished with a three-piece suite. The property itself does require some modernisation however it is priced to reflect the work needed and saves paying a premium for somebody else's work & taste.

To the front of the property there is a gravelled garden with a dropped kerb providing off street parking. The south-westerly facing rear garden captures sunlight at all hours and enjoys open views overlooking a playing field; it is mainly laid to lawn with large block paved patio, fencing to the surround and potential for additional off street parking. The residence also benefits from having a brand new garage (built September 2026).

Early viewing is recommended to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

### Entrance Hall
Upvc double glazed entrance door and window, laminate flooring and staircase to the landing.

### Lounge / Dining Room 20'5" x 13'11" maximum (6.23 x 4.25 maximum )




Upvc double glazed bay window, gas central heating radiator, under stairs storage cupboard and a coved ceiling.

### Kitchen 9'8" x 8'9" maximum (2.96 x 2.69 maximum )



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, split level oven and hob, integrated fridge and freezer, plumbing for an automatic washing machine and laminate flooring.

### Rear Lobby
Upvc door and laminate flooring.

### Cloakroom




Low flush WC.

### First Floor

### Landing
Access to the loft space. Leads to:

### Bedroom One 12'9" x 10'11" maximum (3.90 x 3.34 maximum )



Upvc double glazed bay window, gas central heating radiator, large storage cupboard and a coved ceiling.

### Bedroom Two 7'11" x 7'11" maximum (2.43 x 2.42 maximum )



Upvc double glazed window, gas central heating radiator and a coved ceiling.

## Bathroom



Upvc double glazed window, partially tiled and fitted with a three piece suite comprising panelled bath with an electric shower over and shower screen, half pedestal wash basin and a low flush WC.

## Gardens





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## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)
Local authority reference number - 00030401002304
Council Tax band - A

## EPC Rating

EPC rating - C

## Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Three / O2 / Vodafone
Broadband - Standard 5 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

## 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.

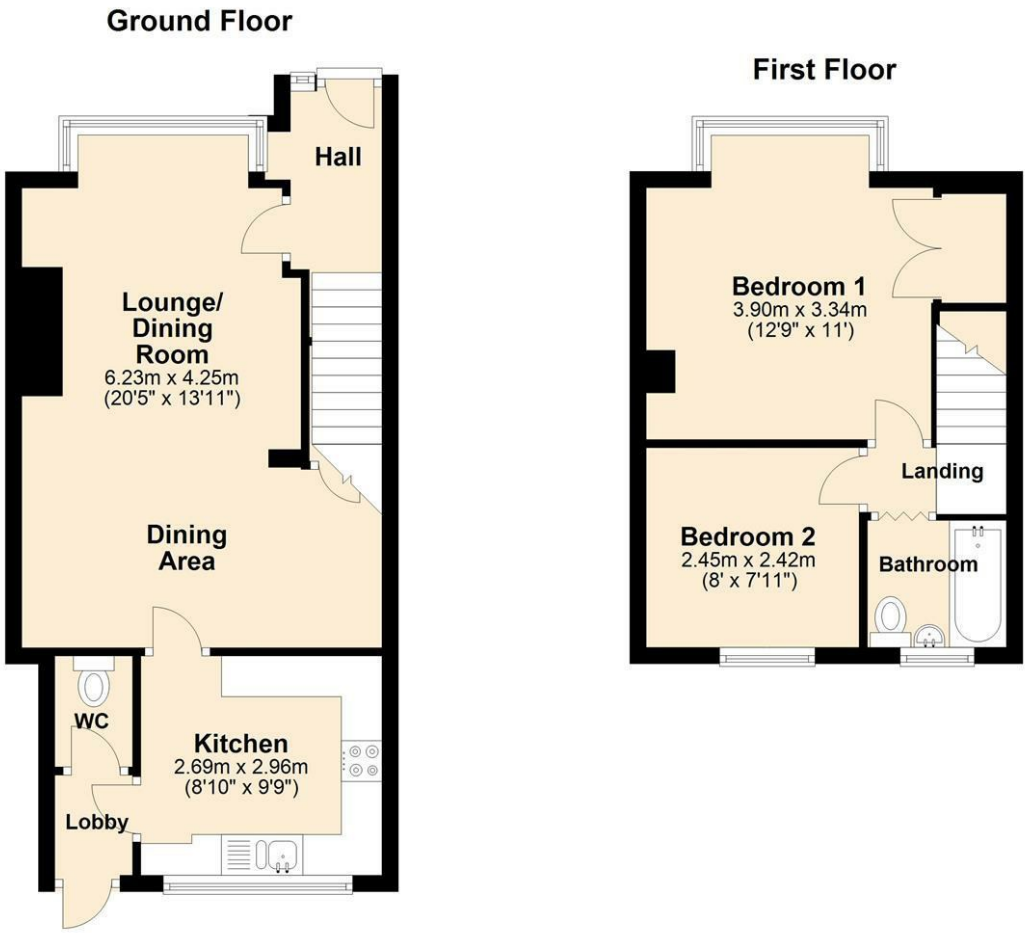
## Free Market Appraisals / Valuations

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

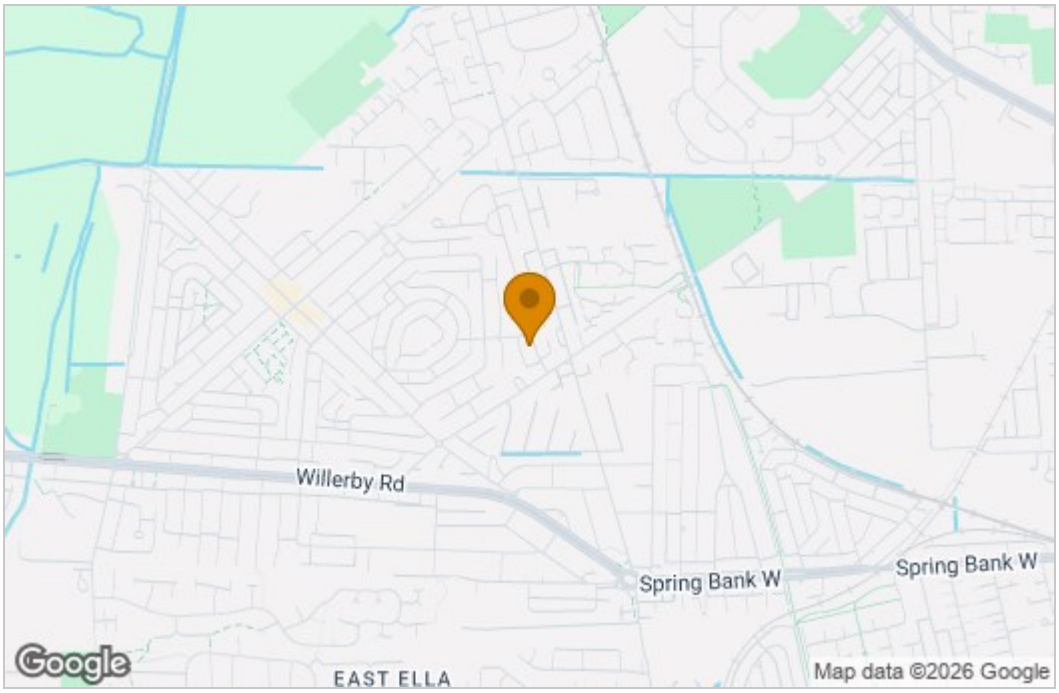
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## Floor Plan

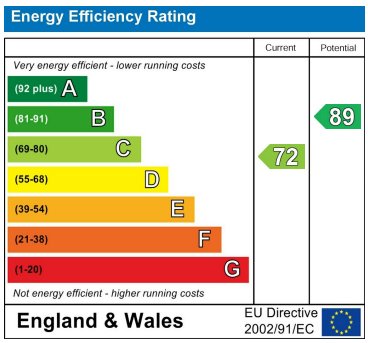


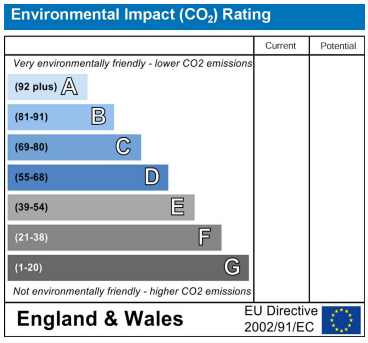

Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

## 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.

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