Whitakers
Estate Agents









77 Eastfield Road, Hull, HU4 6DS

£155,000

This extended two-bedroom home is presented in move-in condition throughout, making it an ideal purchase for first-time buyers and families alike. Situated within close proximity to Eastfield Primary School and Peter Pan Park, the property is also conveniently placed for local shops and public transport on Anlaby Road and Hessle Road. The nearby Clive Sullivan Way provides access to Hull city centre and the A63/M62 motorway network.

Internally, the accommodation comprises an entrance porch leading into a spacious, bright open-plan lounge/dining room, which flows through to a modern fitted kitchen/diner overlooking the rear garden. To the first floor are two well-proportioned bedrooms together with a stylish family bathroom.

Externally, the low-maintenance frontage provides off-street parking with dropped kerb access. To the rear is a private, enclosed garden, mainly laid to lawn with mature planted borders and a patio seating area ideal for enjoying the warmer months. A garage provides useful external storage, with pedestrian access from the garden and ramped access from the rear ten-foot.

Offering an appealing combination of space, presentation and location, this home is sure to attract a wide range of buyers. Internal viewing is recommended to truly appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance
Upvc double glazed front door

Porch
With laminate flooring with windows to the front and side

Lounge / Dining room 14'5 x 15'2 max (4.39m x 4.62m max)




Wood burner with tiled hearth and wooden surround, three central heating radiators, Upvc double glazed bay window, coving, and an understairs cupboard for storage that also houses the meters. French doors to the kitchen

Kitchen / Diner 13'9" x 11'12" (4.19m x 3.35m)



Wooden flooring and modern fitted white high gloss units at floor and eye level, with complimentary work surfaces and tiled splashbacks.
Intergrated fridge - freezer, four-ring gas hob, electric oven, and extractor hood over the hob. Sink with mixer tap, additional extractor fan, plumbing for a washing machine, gas combination boiler, flush spotlights, central heating radiator, Upvc double gazed window, and french doors leading into the garden.

First Floor

Landing
Loft hatch and doors leading to

Bedroom One 15'2 max x 11'8 (4.62m max x 3.56m)




With a range of fitted wardrobes and bedside cabinets. Central heating radiator and Upvc double glazed windows.

Bedroom Two 10'7 x 8'11 (3.23m x 2.72m)




Upvc double glazed window and central heating radiator

Bathroom 7'2 x 5'11 (2.18m x 1.80m)



Panelled bath with shower, pedestal sink, low flush toilet, fully tiled walls, ceramic tiled floor, flush spotlights, extractor fan, Upvc opaque double galzed window, and central heating radiator.

External Front





Low maintenance front garden laid to gravel / stone, with a droppped kerb for off street parking and a side path leading to the front door.

External Rear
Enclosed rear garden with a patio seating area, a

path leading to the garage, and a timber gate to the tenfoot (back alley). Water tap and electric sockets in the garden.

Garage
Accessible from the garden via a side door and from vehicular access in the ten-foot. A ramp has been built so the garage can be used for parking or bin storage.

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



EPC
The EPC Rating is C

Tenure
The Tenure is Freehold

Council Tax
Local Authority: City Of Kingston Upon Hull
Band: 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.

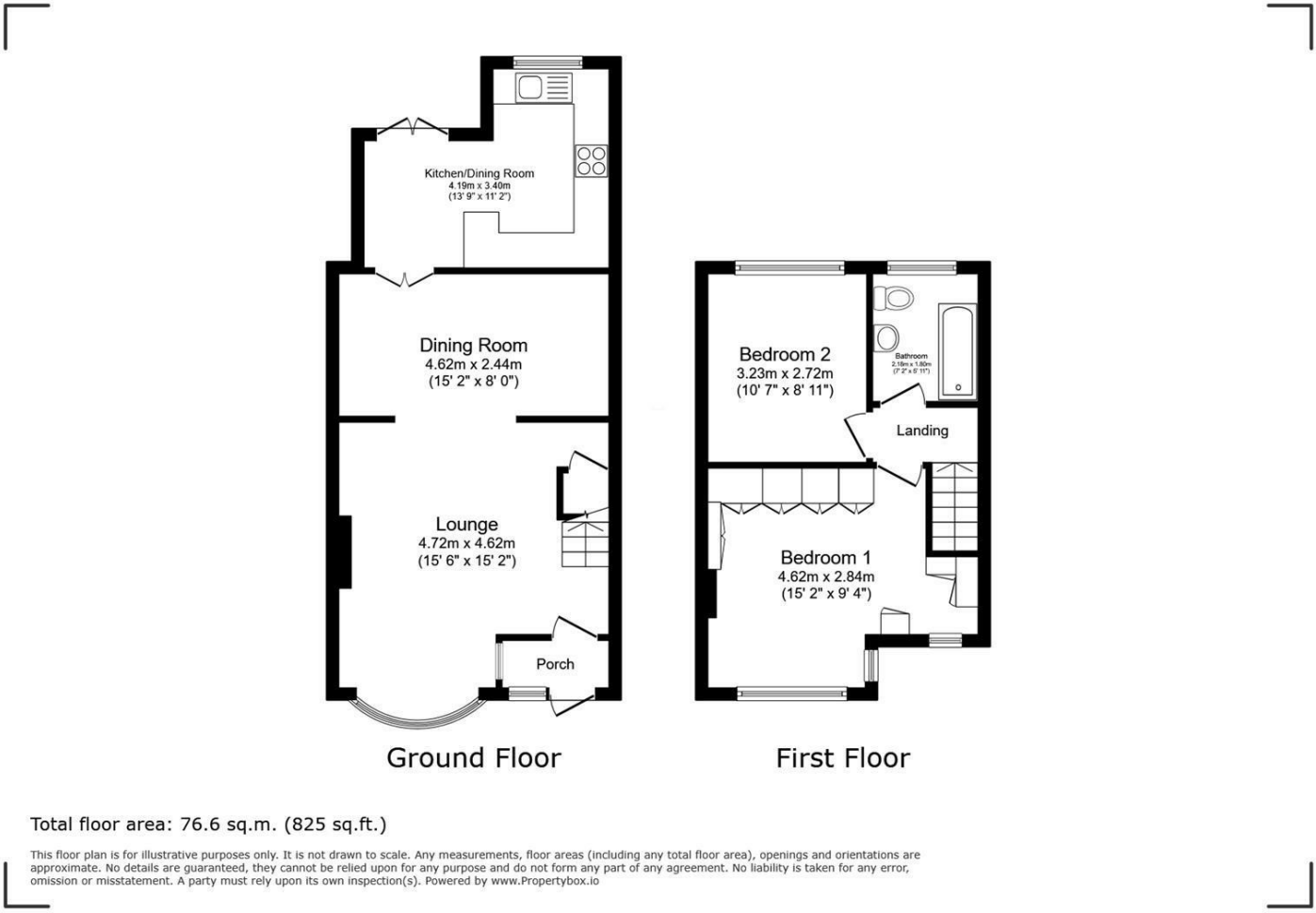
Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 22 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

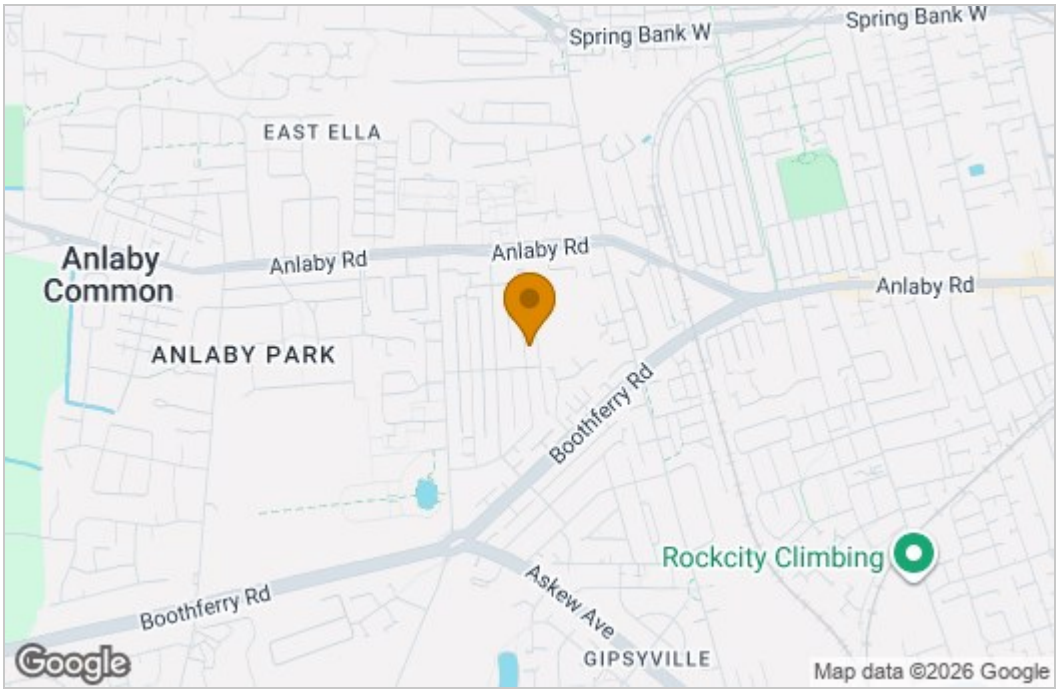
Floor Plan



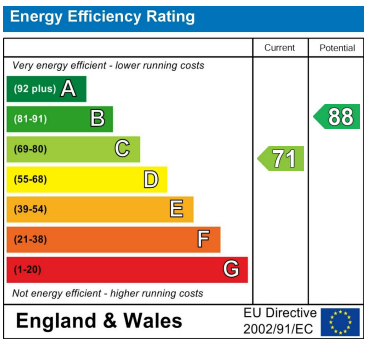
Total floor area: 76.6 sq.m. (825 sq.ft.)

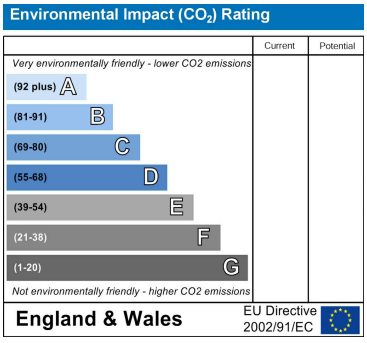
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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





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