

Whitakers

Estate Agents



160 Parkfield Drive, Hull, HU3 6DR

£152,000

** NO ONWARD CHAIN **

Ideally suited for a young or growing family seeking to reside within close proximity to Spring Bank West and Anlaby Road, this attractively priced mid-terrace property offers the potential for cosmetic upgrade.

Externally there is a paved forecourt which accommodates off-street parking for two vehicles.

Briefly comprising entrance hall with incorporated cloakroom, fitted kitchen, and spacious lounge. The first floor boasts three good bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the lounge open to the enclosed rear garden which is mainly laid to lawn, and complimented with a patio seating area.

The accommodation comprises

Front external



Externally there is a paved forecourt which accommodates off-street parking for two vehicles.

Ground floor

Hallway

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

W.C.

Central heating radiator, tile effect laminate flooring, and furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen 11'8" x 7'4" (3.56 x 2.25)



UPVC double glazed window, central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, sink with mixer tap, plumbing for a washing machine and dishwasher, and oven with hob and extractor hood above.

Lounge 10'6" x 14'7" maximum (3.21 x 4.45 maximum)



UPVC double glazed French doors, central heating radiator, under stairs storage cupboard, and carpeted flooring.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 10'9" x 12'4" (3.29 x 3.78)



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 11'4" x 10'11" (3.46 x 3.34)



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

Bedroom three 8'0" x 8'5" (2.44 x 2.58)
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and waterfall / mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the lounge open to the enclosed rear garden which is mainly laid to lawn, and complimented with a patio seating area.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040093016001

Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

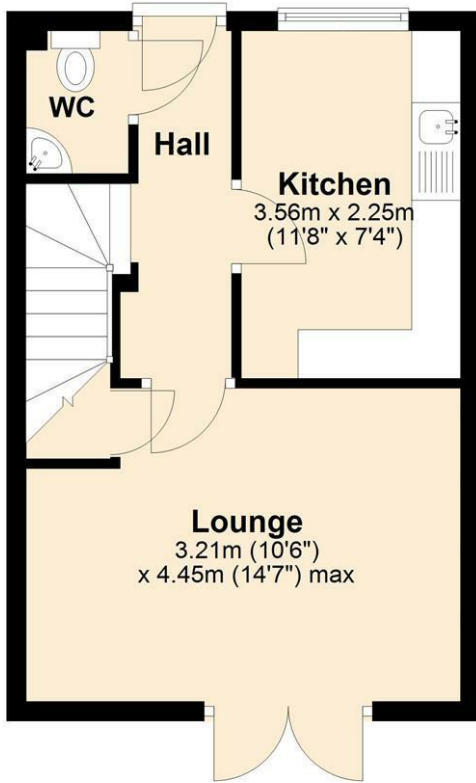
Whitakers Estate Agent Declaration

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Floor Plan

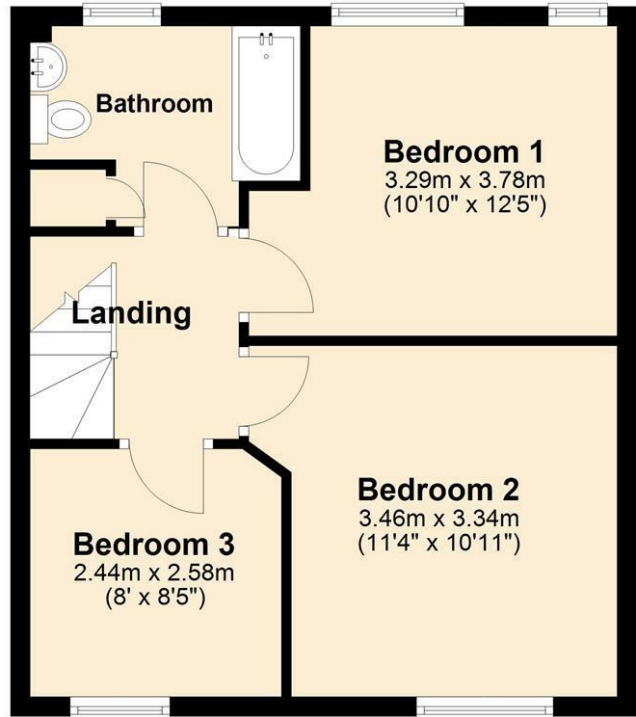
Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)



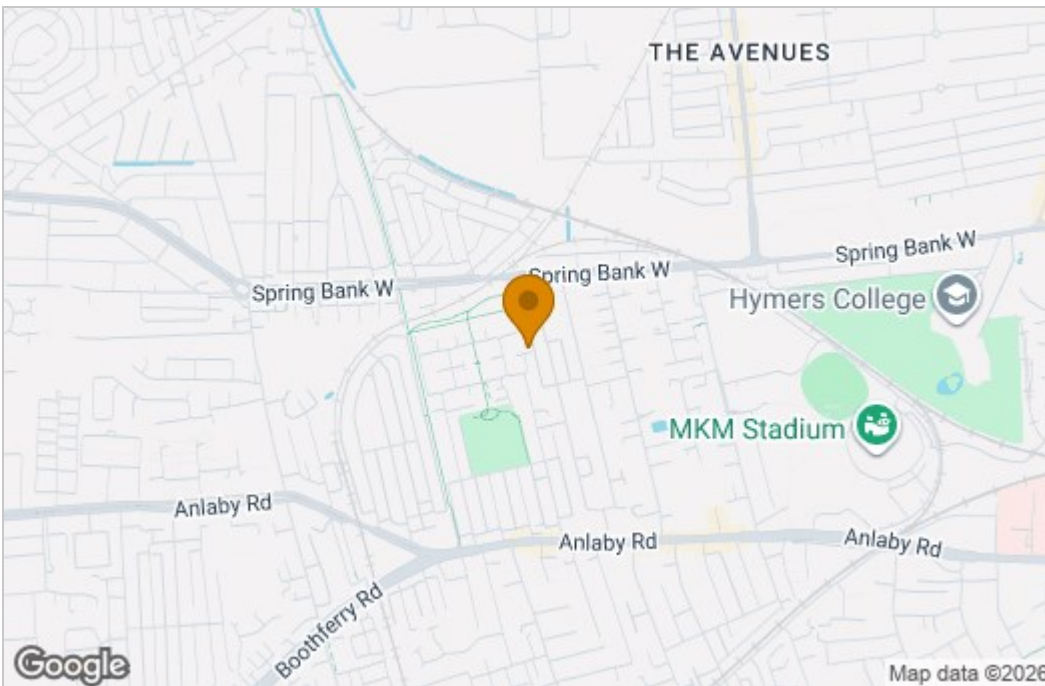
First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)

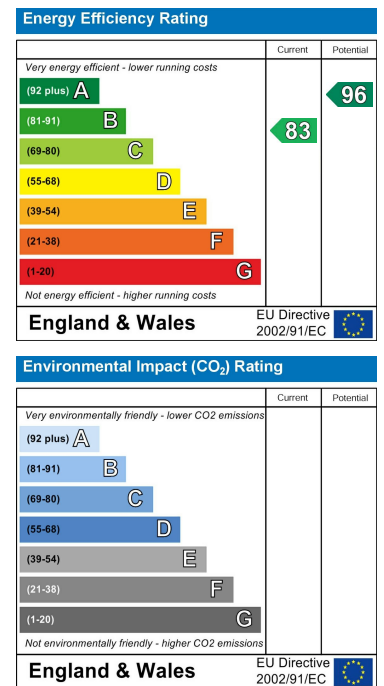


Total area: approx. 72.4 sq. metres (779.1 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.