

# Whitakers

Estate Agents



## 4 Manor Road, Hull, HU5 5PB

**£145,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this end-terrace traditional house which would make an ideal family home for those wanting acquire an attractively priced property, and implement their own cosmetic enhancements.

Externally to the front aspect, there is a paved courtyard with brick walling to the surround, and the kerb lowered to accommodate off-street parking.

Internally, the layout briefly comprises - entrance hall, bay fronted lounge, and fitted kitchen; there are two double bedrooms, a goof third bedroom, and bathroom to the first floor.

The enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented by a patio seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved courtyard with brick walling to the surround, and the kerb lowered to accommodate off-street parking.

Ground floor

Hall

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Lounge 13'6" x 10'7" (4.12 x 3.23 )

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

Dining room 10'8" x 16'6" maximum (3.26 x 5.03 maximum )



UPVC double glazed door with side windows, central heating radiator, feature fireplace, under stairs storage cupboard, and carpeted flooring.

Kitchen 10'0" x 8'7" (3.06 x 2.62 )



UPVC double glazed door and windows, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 14'0" x 10'5" (4.27 x 3.20 )



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

Bedroom two 11'0" x 10'5" (3.36 x 3.20 )



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

Bedroom three 8'10" x 5'7" (2.71 x 1.72 )



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and showers, pedestal sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented by a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and the residence also benefits from having an outside tap.

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 - 00030365000402

Council Tax band - B

EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 9 Mbps / 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.

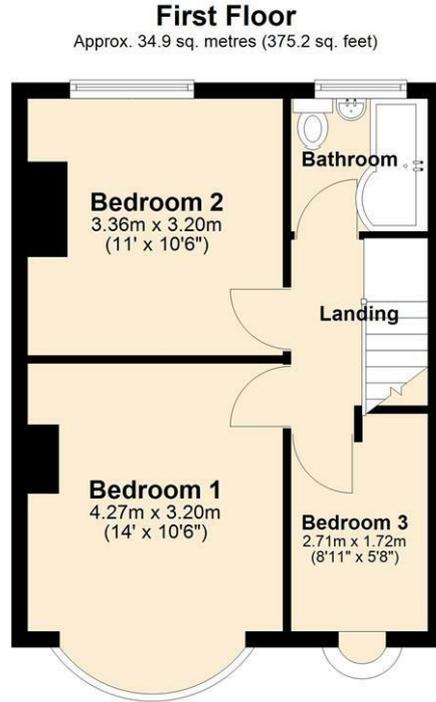
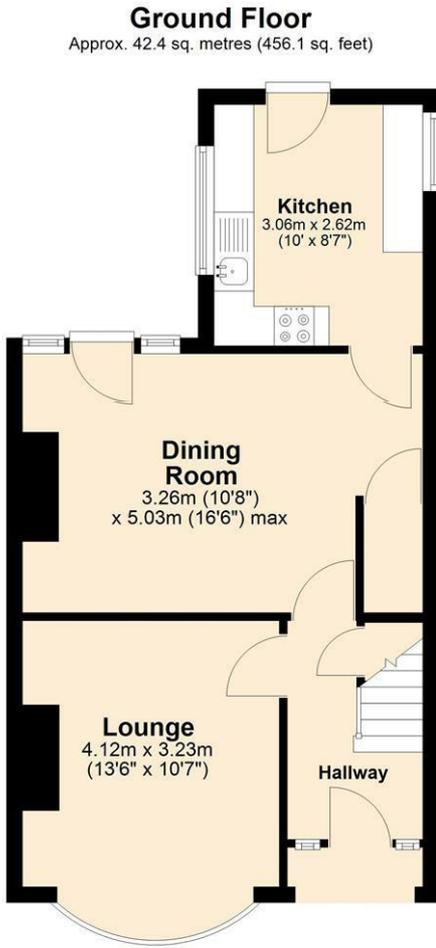
#### Free Market Appraisals / Valuations

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

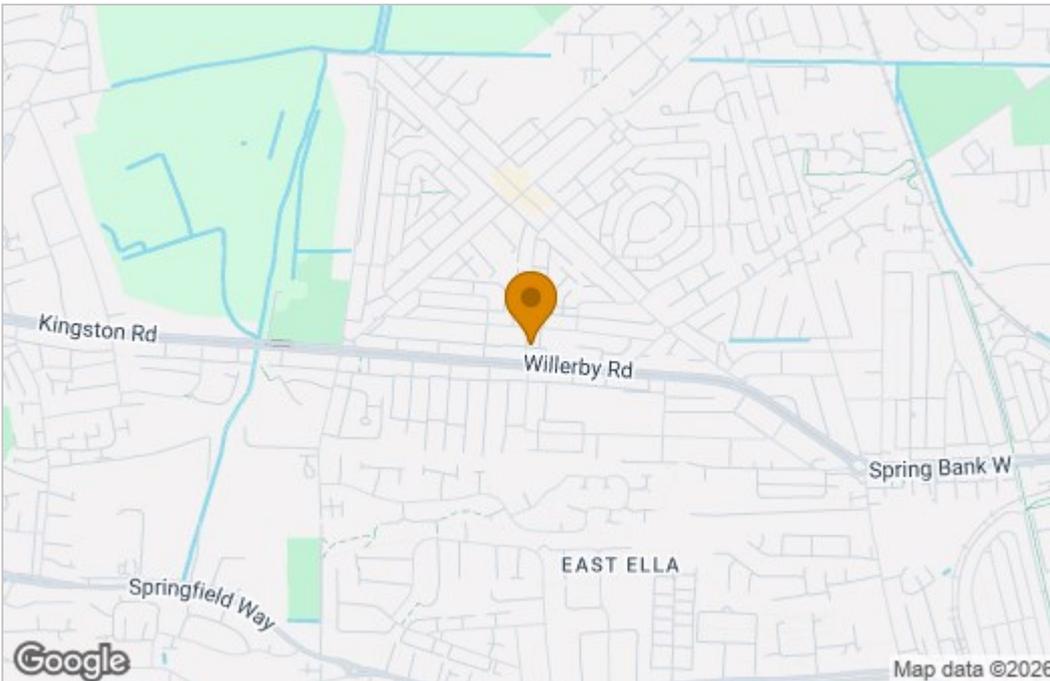
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# Floor Plan

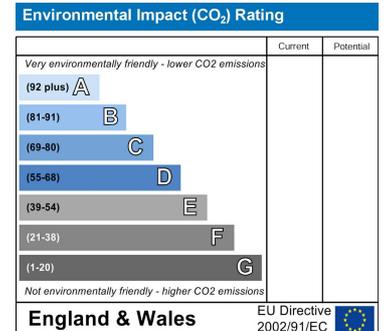
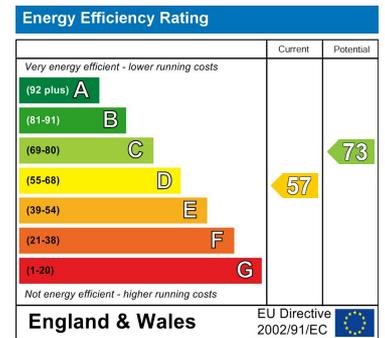


Total area: approx. 77.2 sq. metres (831.2 sq. feet)

# 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.