

# Whitakers

Estate Agents



## 42 Hamlyn Drive, Hull, HU4 6BY

**£115,000**

Whitakers Estate Agents are pleased to introduce this neatly presented traditional property, ideally situated in a residential location at the head of Anlaby High Road, close to a range of highly accessible transport links and amenities centred around the Kennings Roundabout.

Upon entering the property, the resident is greeted by a porch which opens into the open plan lounge / dining room, and follows through to the fitted kitchen with adjoining rear lobby and cloakroom.

A fixed staircase rises to the first floor landing which leads to a double bedroom, a second bedroom with built-in storage, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

The rear garden is low maintenance in design, being predominantly paved and enclosed by boundary fencing, with a gate opening onto the pedestrian ten-foot.

Taken together, the accommodation on offer would ideally suit a first time buyer or young family seeking a property that they can move straight into upon completion. As such, early viewings are recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Ground floor

Entrance lobby

UPVC double glazed door and window, and laminate flooring. Leading to :

Open plan lounge / dining room 19'9" x 14'1"  
(6.04 x 4.31 )



Lounge



UPVC double glazed bay window, central heating

radiator, fireplace with marbled hearth and wooden surround, under stairs storage cupboard, and carpeted flooring.

Dining room



Feature window, central heating radiator, and carpeted flooring.

Kitchen 9'3" x 8'11" (2.84 x 2.72 )



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

Rear lobby

UPVC double glazed door, and tiled flooring. Leading to :

Downstairs w.c

Tiled flooring, and furnished with a low flush W.C.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

### Bedroom one 14'1" x 7'3" (4.30 x 2.23 )



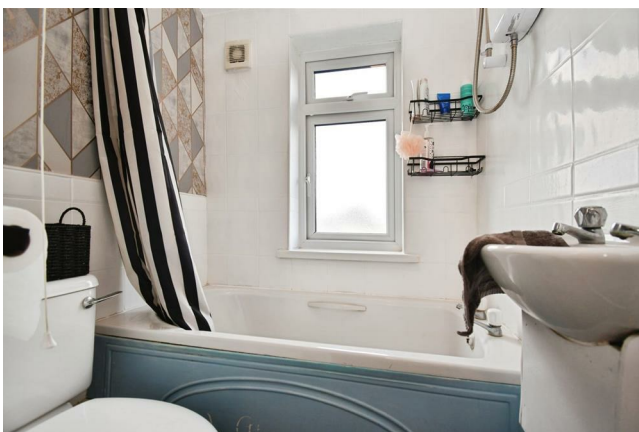
Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

### Bedroom two 14'1" x 11'6" (4.30 x 3.53 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

### Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, wash basin with dual taps, and low flush W.C.

### Rear external



The rear garden is low maintenance in design, being predominantly paved and enclosed by boundary fencing, with a gate opening onto the pedestrian and vehicle accessible ten-foot. The residence also benefits from having a wooden storage shed, and external power socket and tap.

### 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



### Tenure

The property is held under Freehold tenureship

Council Tax band  
Local Authority - Kingston Upon Hull  
Local authority reference number -  
0003001000420A  
Council Tax band - A

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 11 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.

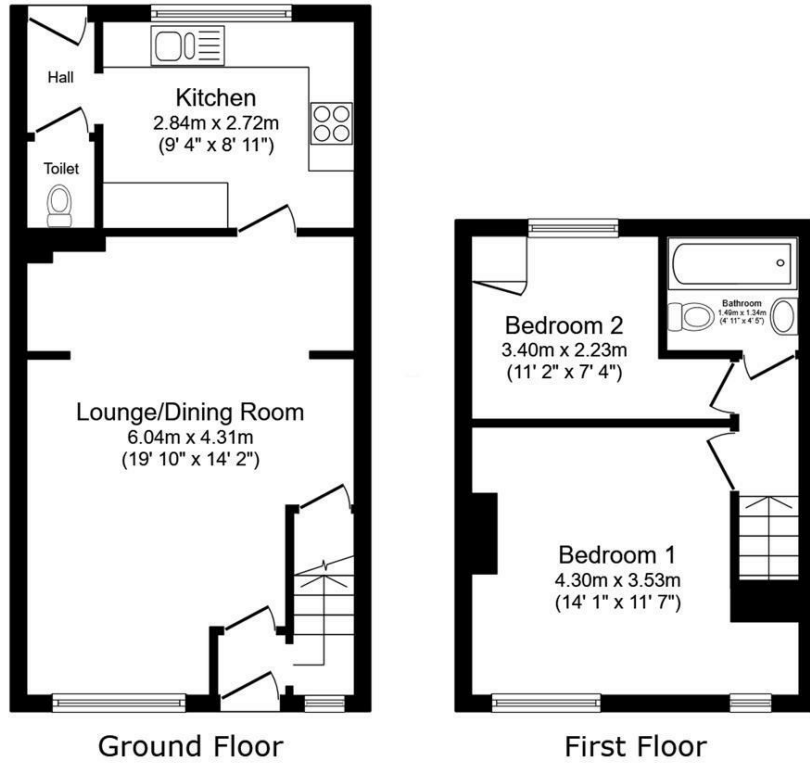
#### Free Market Appraisals / Valuations

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

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.

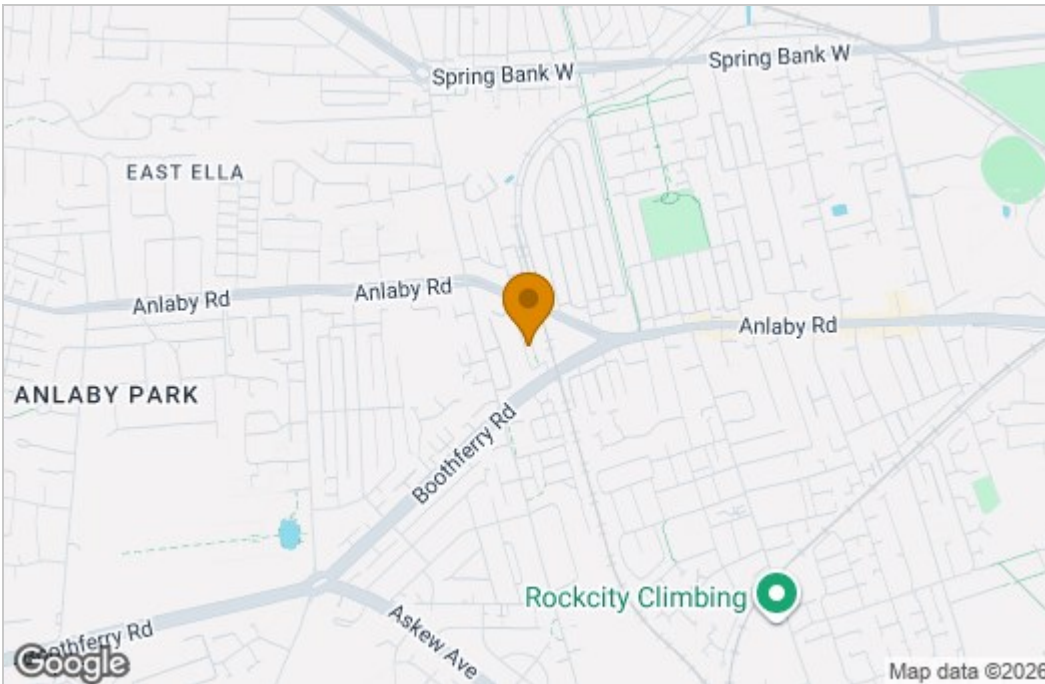
# Floor Plan



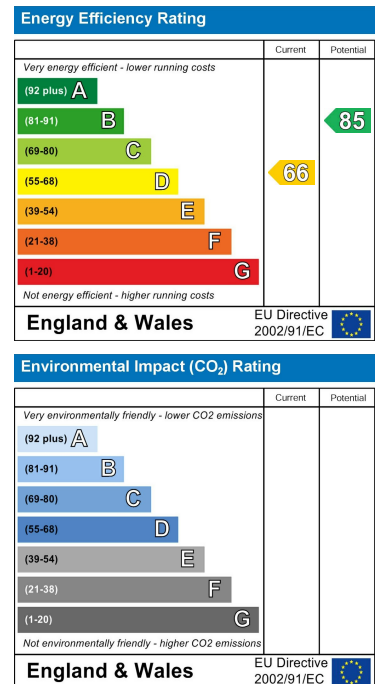
Total floor area: 64.2 sq.m. (691 sq.ft.)

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.