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 close to highly regarded local schools and a wide range of amenities, the property also benefits from excellent transport links.

The accommodation briefly comprises an entrance porch, spacious open-plan lounge/diner and a modern fitted kitchen/diner. To the first floor are two well-proportioned bedrooms together with a stylish family bathroom suite.

Externally, the front garden has been designed for low-maintenance off-street parking. To the rear is a private enclosed garden, mainly laid to lawn with a patio seating area ideal for enjoying the warmer months, alongside mature planted borders and a garage accessed via the rear ten foot.

Offering excellent size, presentation and location, this property is sure to appeal to a wide range of buyers.

Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance
Upvc double glazed front door

Porch
With laminate flooring

Lounge / Diner 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 and French doors to the kitchen

Kitchen / Diner 15'2 x 8'0 (4.62m x 2.44m)

With modern fitted floor and eye level units and complimentary work surfaces above. Integral Fridge / Freezer, Oven, Hob and Hood above. Sink with mixer tap, Upvc double glazed window and French doors leading to the garden. Central heating radiator.

First Floor

Landing
Doors leading to

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

With a range of fitted wardrobes and draws. 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, pedestal sink, low flush toilet with tiled walls and Upvc double glazed window. Central heating radiator.

External

Low maintenance front garden laid to gravel / stone designed for off street parking. The rear garden is enclosed to the boundary, mainly laid to lawn with a patio seating area and garage.

EPC
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.

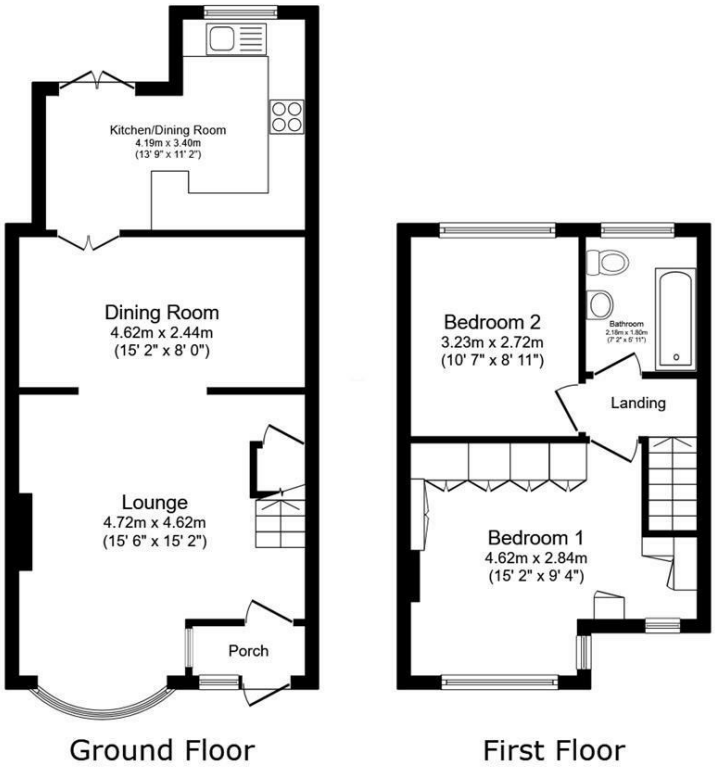
Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

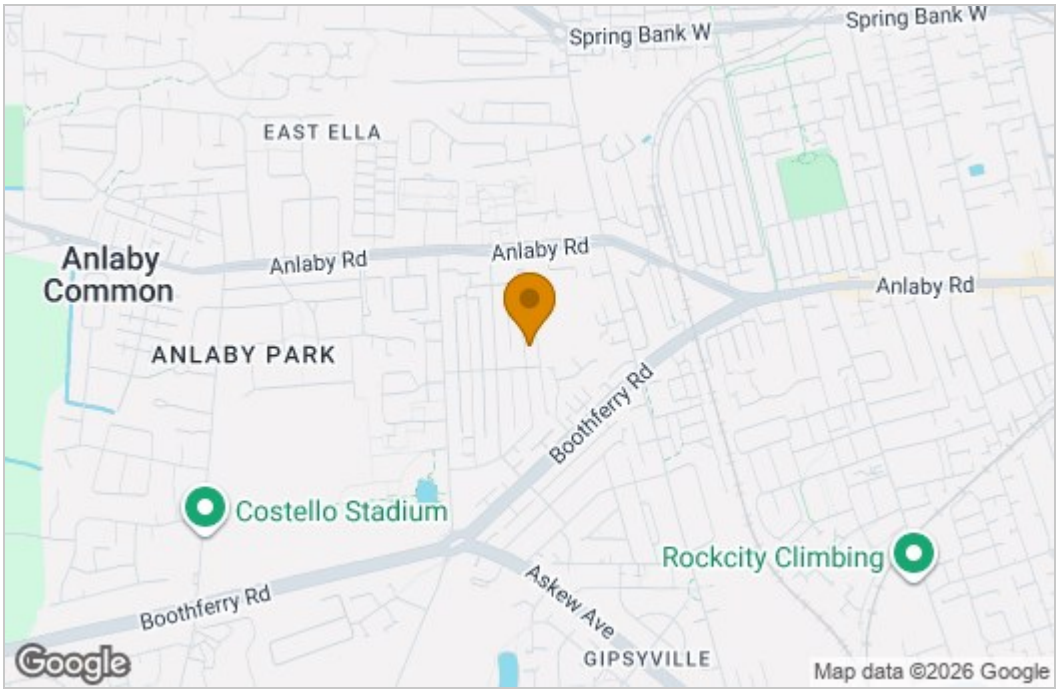
Floor Plan



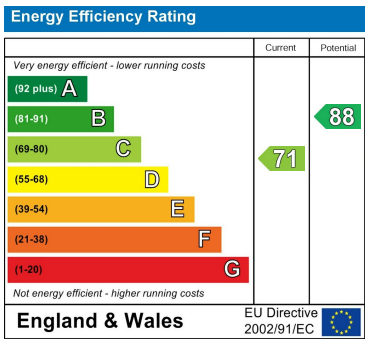
Total floor area: 76.6 sq.m. (825 sq.ft.)

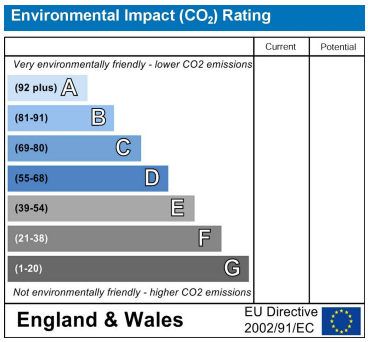
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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