

# Whitakers

Estate Agents



**64 Kirkham Drive, Hull, HU5 2BT**

**£120,000**

**\*\* NO ONWARD CHAIN \*\***

Situated in a popular and well-established residential area, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements.

The accommodation to the ground floor briefly comprises an entrance lobby leading into a bay-fronted lounge, and fitted kitchen/dining room that incorporates a shower room along with a useful pantry and cloakroom.

To the first floor are three well-proportioned bedrooms, all of which are fitted with wardrobes and storage space.

Externally, the property enjoys an enclosed forecourt which a new owner may wish to apply for permission to lower the kerb and create off-street parking. A side gate opens onto the enclosed rear garden, which is low maintenance in design, and complimented with decorative planting.

The accommodation comprises

#### Front external



Externally, the property enjoys an enclosed forecourt which a new owner may wish to apply for permission to lower the kerb and create off-street parking.

#### Ground floor

##### Hall

UPVC double glazed door, storage heater, and carpeted flooring. Leading to :

#### Lounge 15'5" x 11'6" (4.71 x 3.51 )



UPVC double glazed bay window, storage heater, feature window, and carpeted flooring.

#### Dining room 9'7" x 9'4" (2.93 x 2.87 )



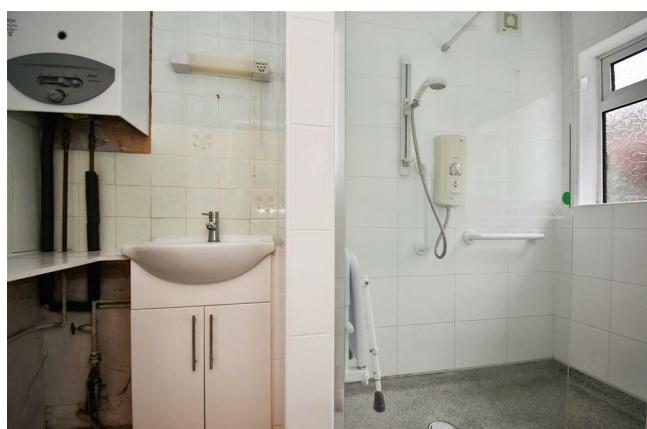
Fitted with a range of floor and eye level units, worktop with splashback upstand above, under stairs storage cupboards, and carpeted flooring.

#### Kitchen 8'11" x 6'0" (2.73 x 1.84 )



UPVC double glazed door and windows, and vinyl flooring. Fitted with floor level units, worktop with splashback tiles above, sink with mixer tap, and provision for a gas cooker.

#### Shower room



UPVC double glazed window, fitted storage cupboard, and fully tiled with vinyl flooring. Furnished with a two-piece suite comprising walk-in enclosure with electric shower, and vanity sink with mixer tap.

Pantry  
fitted shelves, and laminate flooring. Leading to :

W.C.

UPVC double glazed window, and partly tiled with laminate flooring. Furnished with two-piece suite comprising wash basin with dual taps and low flush W.C.

First floor

Landing

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

Bedroom one 11'7" x 10'3" maximum (3.55 x 3.13 maximum )



UPVC double glazed windows, over stairs wardrobe and cupboard, and carpeted flooring.

Bedroom two 12'4" x 7'3" (3.78 x 2.23 )



UPVC double glazed window, fitted wardrobe and cupboard, and carpeted flooring.

Bedroom three 9'6" x 7'0" (2.90 x 2.15 )



UPVC double glazed window, storage heater, fitted wardrobe and cupboard, and carpeted flooring.

Rear external



A side gate opens onto the enclosed rear garden, which is low maintenance in design, and complimented with decorative planting.

Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

Aerial view of the property

Land boundary

Tenure

Property tenureship TBC

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00060153006406

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 16 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.

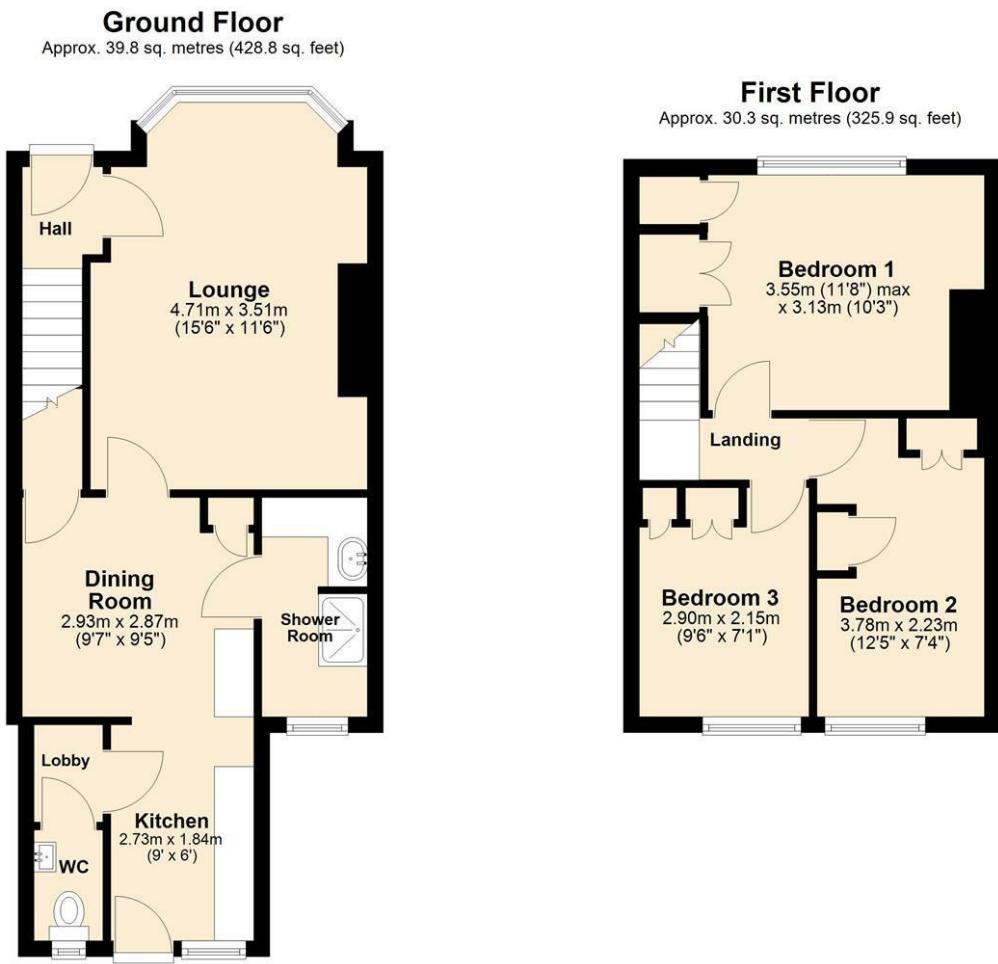
#### Free Market Appraisals / Valuations

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.

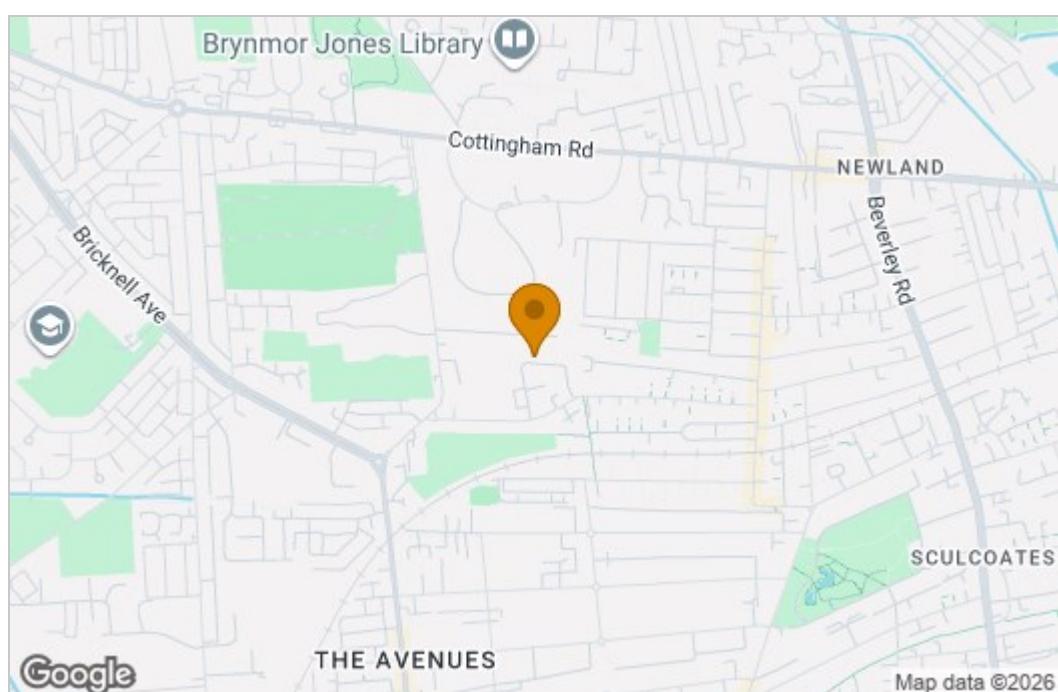
#### Whitakers Estate Agent Declaration

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.

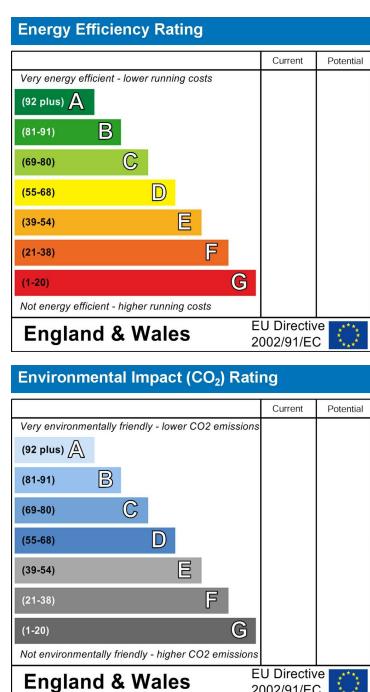
## Floor Plan



## 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.