Whitakers
Estate Agents

5 Eldon Drive, Hull, HU12 8XH

£159,950

TURN KEY OPPORTUNITY , IDEAL FOR FIRST TIME BUYERS/ YOUNG FAMILY
Whitakers are delighted to present this SUPERB SEMI DETACHED HOME to the market, having been lovingly upgraded by the current owner to present a TURN KEY opportunity, ideal for the first time buyer or to add to your investment portfolio. Boasting TWO double BEDROOMS a contemporary family BATHROOM, a comfortable LOUNGE and a fabulous OPEN PLAN DINING KITCHEN, creating a wonderful space for entertaining family and friends. There is an attractive GARDEN, adorned with beautiful mature trees has a paved patio area, ideal for dining "al fresco"
There is PRIVATE DRIVEWAY providing ample OFF ROAD PARKING
Viewing is an absolute must !

Accommodation Comprising

Entrance & Hall

A double glazed door opens to welcome you in to view this lovely home. Stairs take you up to the first floor and a door opens to the lounge.

Lounge

A tastefully styled lounge with feature fireplace and bay window to the front elevation. A comfortable room, perfect to relax and unwind. Radiator and door to kitchen.

Lounge Feature

Feature fireplace with inset fire

Dining Kitchen

A superb open plan dining kitchen with a range of fitted units to base and walls, complimentary work surface and tiled splashbacks. Built in oven with gas hob and stainless steel extractor hood above. Plumbed for automatic washing machine, space for tumble dryer and fridge freezer. A double glazed door and window overlooking the rear garden. Ample room for table & chairs, creating a lovely space for entertaining family & friends.

Kitchen

A range of high gloss units with wood block effect work surface and tiled splashbacks.

Bedroom One

A double bedroom with two double glazed windows to front elevation and radiator.

Bathroom

A modern bathroom with three piece suite to include: panelled bath with overhead shower and glazed screen, pedestal wash basin and low level W.C. Double glazed window, chrome towel heater and laminate flooring.

Bedroom Two

A further double bedroom with double glazed window and radiator.

Garden Decked Area

Adorned with beautiful mature trees with a paved patio and attractive stepping stones taking you to the decked seating area, creating a lovely outdoor area, ideal for outdoor entertaining.

Dining Area

Ample space for table & chairs, views out over the garden.

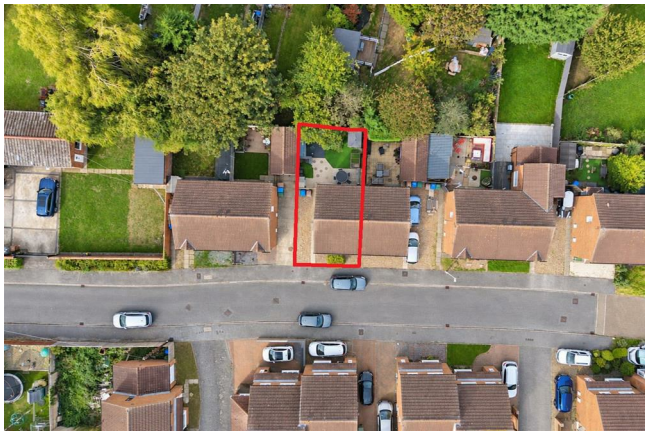
Garden

Adorned with beautiful mature trees with a paved patio and attractive stepping stones taking you to the decked seating area, creating a lovely outdoor area, ideal for outdoor entertaining.

Outside

Driveway
The driveway provides ample off road parking space for several vehicles.

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
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band B

EPC Rating
EPC rating C

Making An Offer
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

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.

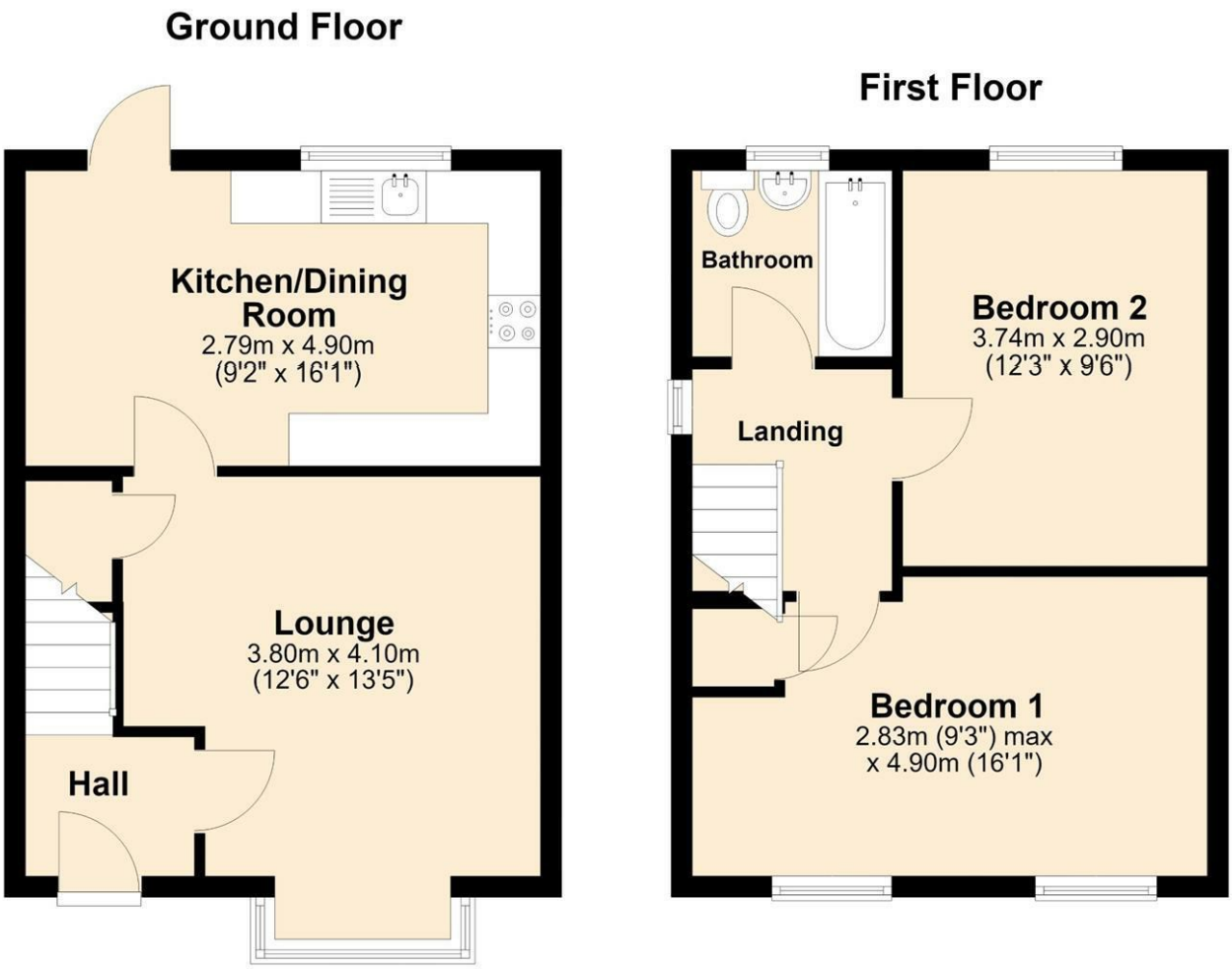
Agents Notes.
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

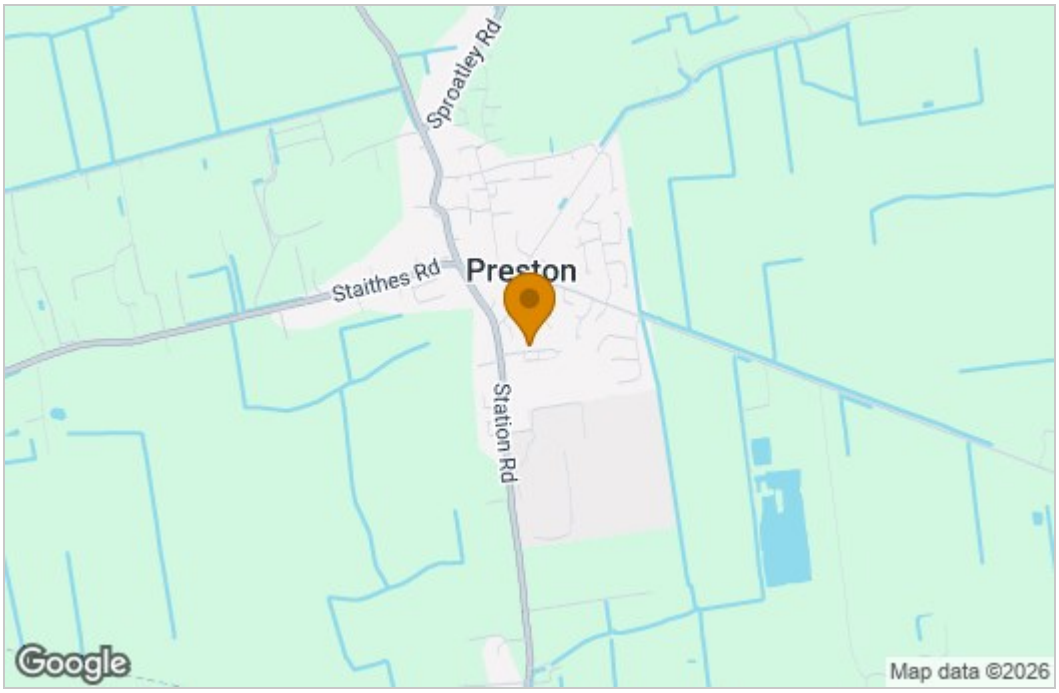
Material Information.
Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE & Three good/ Vodafone & O2
Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

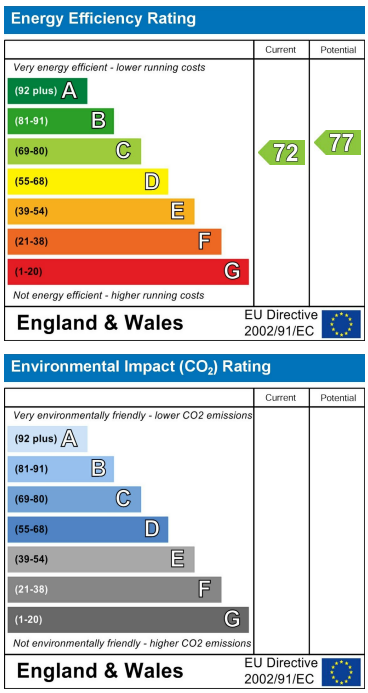
Floor Plan



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

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