

# Whitakers

Estate Agents



## 304 Pickering Road, Hull, HU4 7AD

**£195,000**

Whitakers Estate Agents are pleased to introduce this immaculately presented traditional family home which enjoys views of the scenic Pickering Park just opposite, and close proximity to a range of local amenities and transport links.

Externally to the front aspect, there is an enclosed forecourt that is laid to lawn with slate chipping.

Upon entering, the resident is greeted by a welcoming entrance hall that follows into a bay fronted lounge with open plan aspect to the dining room, and adjoining fitted kitchen extension.

A fixed staircase ascends to the first floor which boasts two fitted double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the dining room open onto a wooden decking and patio seating area that overlooks the lawned garden which is framed by mature borders.

A path leads towards a detached garden room and a gate in the boundary fencing that opens onto the rear ten-foot.



The accommodation comprises

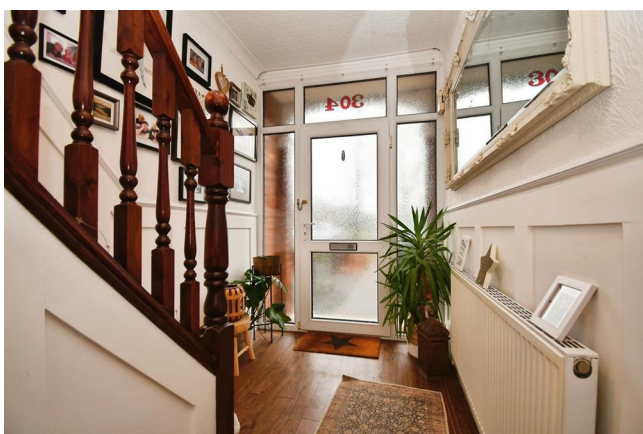
Front external



Externally to the front aspect, there is an enclosed forecourt that is laid to lawn with slate chipping.

Ground floor

Hall



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

Open plan lounge / dining room

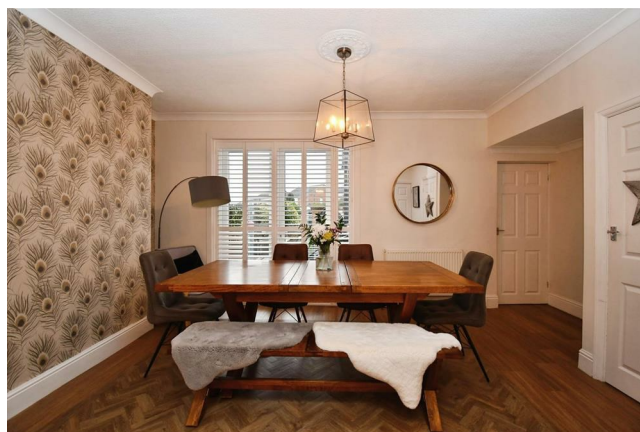


Lounge 13'4" x 11'6" (4.07 x 3.51 )



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

Dining room 10'10" x 17'10" (3.31 x 5.46 )



UPVC double glazed French doors to the rear garden, central heating radiator, built-in storage cupboard, and karndean flooring.

Kitchen 10'4" x 8'0" (3.16 x 2.46 )



UPVC double glazed door and windows, central heating radiator, and karndean 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 provision for a gas cooker with extractor hood above.

First floor



## Landing

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

Bedroom one 15'6" x 11'8" (4.73 x 3.56 )



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

Bedroom two 10'11" x 10'9" (3.35 x 3.30 )



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

Bedroom three 8'11" x 5'9" (2.73 x 1.77 )



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

## Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three- piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



French doors in the dining room open onto a wooden decking and patio seating area that overlooks the lawned garden which is framed by mature borders. A path leads towards a detached garden room and a gate in the boundary fencing that opens onto the rear ten-foot.

## Garage

With connection to lighting / power and accesses via an up-and-over door and personnel side door.

## Views overlooking Pickering Park



## 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 - 0001040003040B

Council Tax band - C

#### EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 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.

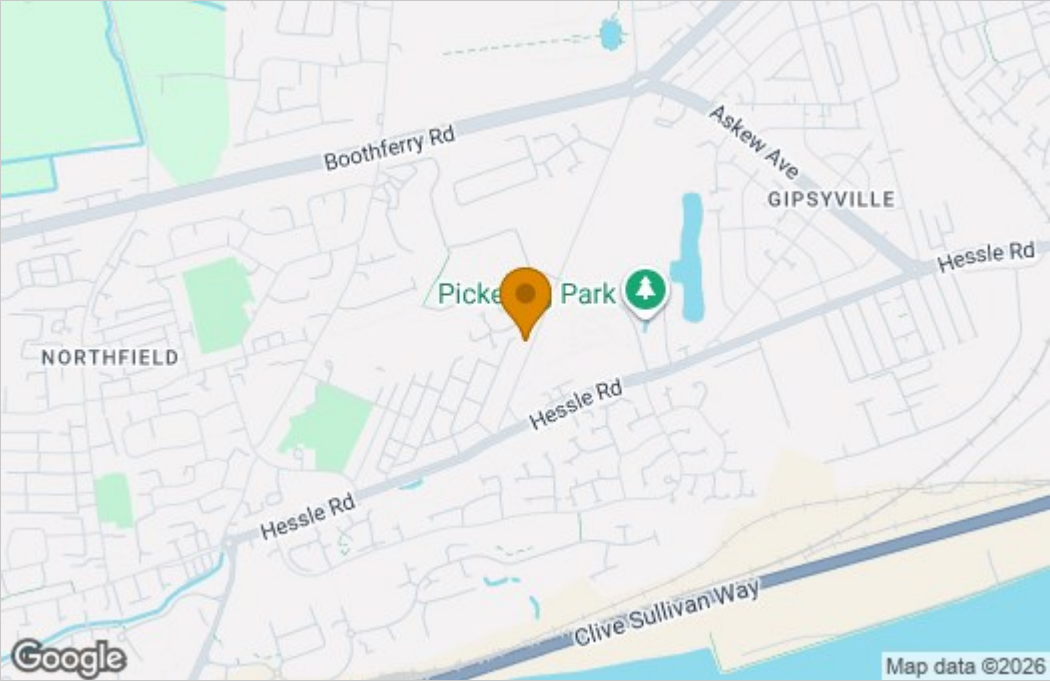


Floor Plan

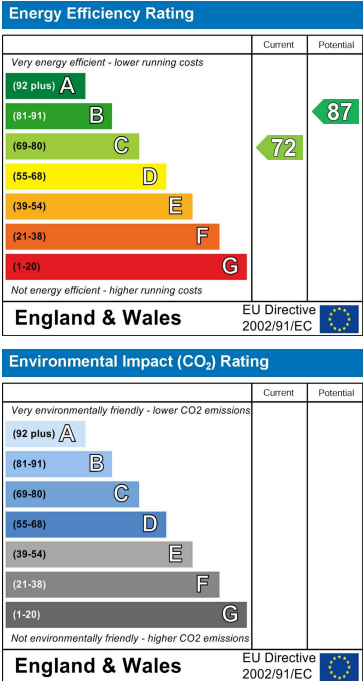


Total area: approx. 76.2 sq. metres (819.8 sq. feet)

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