

# Whitakers

Estate Agents



## 17 The Paddock, Hull, HU4 6XU

**£175,000**

Introducing this traditional end terrace family home which has been extended and re-configured to provide ample living space throughout.

Externally there is a gravelled forecourt that accommodates off- street parking, with a side drive that extends down the side of the building to the back of the plot.

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

A rear lobby leads to a shower room, and utility room with access to the lean-to off.

The first floor boasts two double bedrooms, and a former third bedroom that has been converted into a cloakroom with a fixed staircase that leads to the loft room.

The lean to opens up to the southerly facing rear garden which is partly laid to lawn with patio seating areas, and complimented with a sheltered seating area. Beyond the first half, there are vegetable plots and further garden.



### Location

'The Paddock' is a tranquil cul-de-sac off Anlaby Park Road North in Hull which serves as a through road between the well-connected Anlaby High Road and Boothferry Road. The area is surrounded by a wealth of local amenities ranging from convenience stores, shopping parks and other local businesses. The Costello Stadium with adjoining playing fields is also within close proximity, and the residence falls within the catchment of highly Ofsted rated schools.

The accommodation comprises

### Front external



Externally there is a gravelled forecourt that accommodates off- street parking, with a side drive that extends down the side of the building to the back of the plot.

### Ground floor

#### Hallway

UPVC double glazed door and side window, central heating radiator, and linoleum flooring leading to :

#### Lounge 15'1" x 11'11" (4.61 x 3.64 )



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

#### Dining room 9'4" x 9'6" (2.86 x 2.91 )



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

#### Kitchen 6'9" x 8'6" (2.07 x 2.61 )

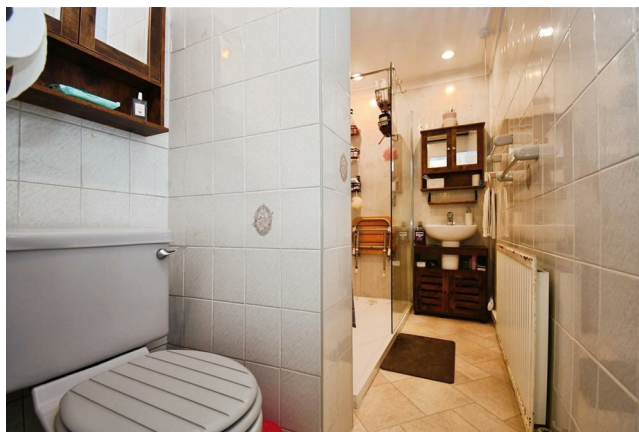


UPVC double glazed window, linoleum flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

#### Rear lobby

Linoleum flooring, and leading to :

#### Shower room



Central heating radiator, fully tiled with panelling to



splashback areas, and furnished with a three-piece suite comprising walk-in enclosure with mix shower, pedestal sink with mixer tap, and low flush W.C.

#### Utility room

UPVC double glazed door, single glazed window, plumbing for a washer and a dryer, and linoleum flooring.

Lean to 7'8" x 8'11" (2.36 x 2.72 )



Wooden doors allowing side and rear access, and linoleum flooring.

#### First floor

##### Landing

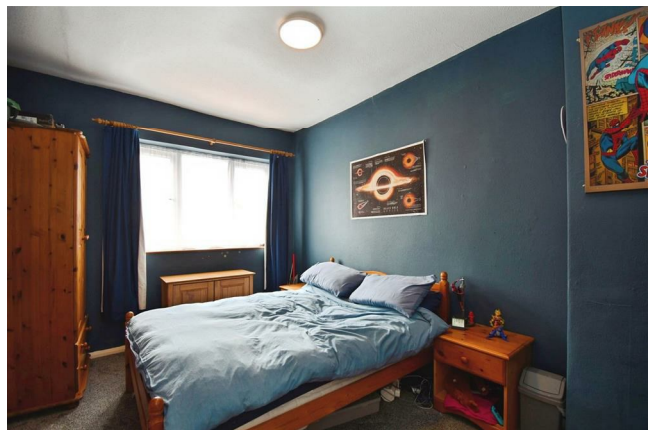
UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 11'10" x 15'1" (3.62 x 4.60 )



UPVC double glazed bay window, central heating radiator, over stairs storage cupboard, fitted storage cupboards, and carpeted flooring.

Bedroom two 12'11" x 9'4" (3.96 x 2.86 )



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

Bedroom three / cloakroom 9'8" x 5'3" (2.96 x 1.61 )



UPVC double glazed window, central heating radiator, carpeted flooring, and furnished with a low flush W.C that incorporates a wash basin. Fixed stairs lead to the loft room.

#### Second floor

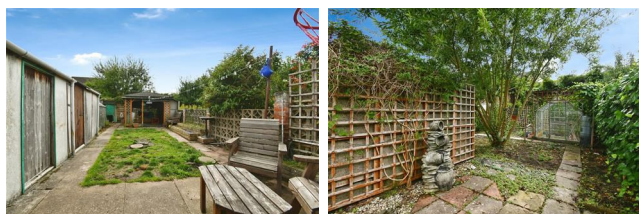
Loft room 10'3" x 13'8" (3.14 x 4.19 )



Roof style window, central heating radiator, storage in the eaves, and carpeted flooring.



### Rear external

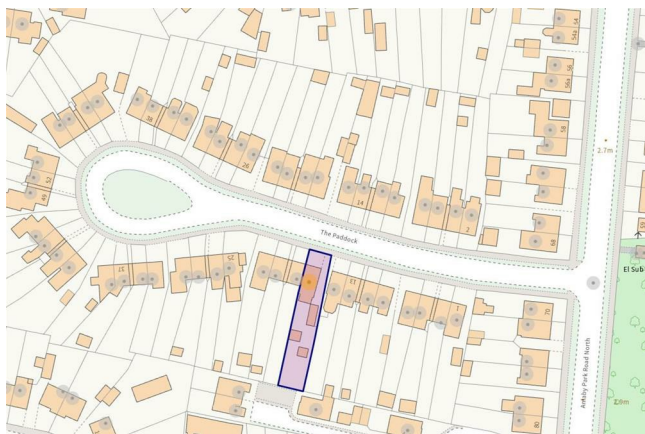


The lean to opens to the southerly facing rear garden which is partly laid to lawn with patio seating areas, and complimented with a sheltered seating area. Beyond the first half, there are vegetable plots and further garden.

### 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

00030065001707

Council Tax band B

### EPC rating

EPC rating - E

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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

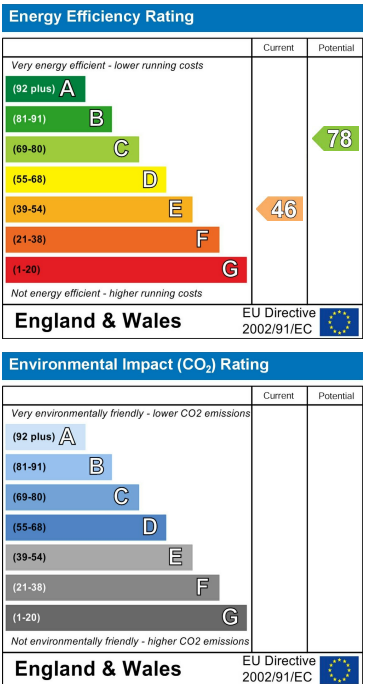


Total area: approx. 104.9 sq. metres (1128.9 sq. feet)

Area Map



Energy Efficiency Graph



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