

Whitakers

Estate Agents



98 East Ella Drive, Hull, HU4 6AN

Offers Over £200,000

Introducing this neatly presented semi-detached family home which is conveniently placed to embrace a tranquil setting, yet can take advantage of close proximity to local amenities and transport links hosted by Anlaby High Road.

Externally to the front aspect, there is a gravelled driveway with the kerb lowered to accommodate off-street parking.

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

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

French doors in the conservatory open onto the enclosed rear garden which is mainly laid to lawn, and complimented by a patio seating area.

The back section of the plot is laid to with wood chipping, and sports a wooden decking seating area and detached playground.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled driveway with the kerb lowered to accommodate off-street parking.

Ground floor

Hall

Composite entrance door, central heating radiator, under stairs storage cupboard, and laminate flooring.

Lounge 12'9" x 12'2" (3.89 x 3.72)



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

Kitchen / dining room 9'6" x 19'5" maximum (2.92 x 5.94 maximum)



UPVC double glazed door, UPVC french doors to the conservatory, central heating radiator, under stairs storage cupboard, tiled flooring, and 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 dishwasher, and provision for a gas cooker with extractor hood above.

Conservatory 16'0" x 11'5" (4.88 x 3.50)



UPVC double glazed throughout with French doors opening to the garden, central heating radiator, and laminate flooring.

First floor

Landing

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

Bedroom one 12'6" x 11'11" (3.82 x 3.65)



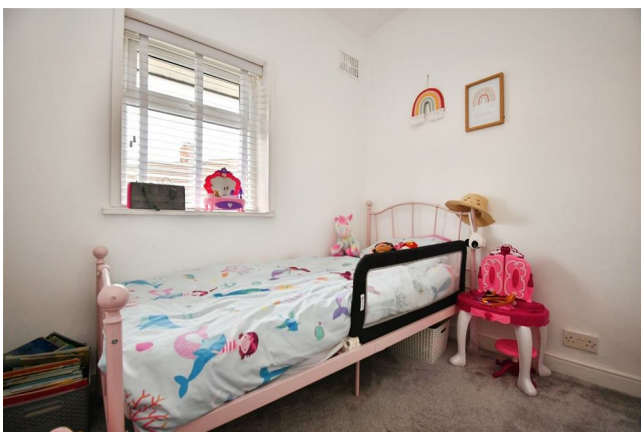
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 9'9" x 12'4" (2.98 x 3.76)



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

Bedroom three 8'0" x 8'0" (2.44 x 2.46)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, wash basin with mixer tap, and low flush W.C.

Rear external

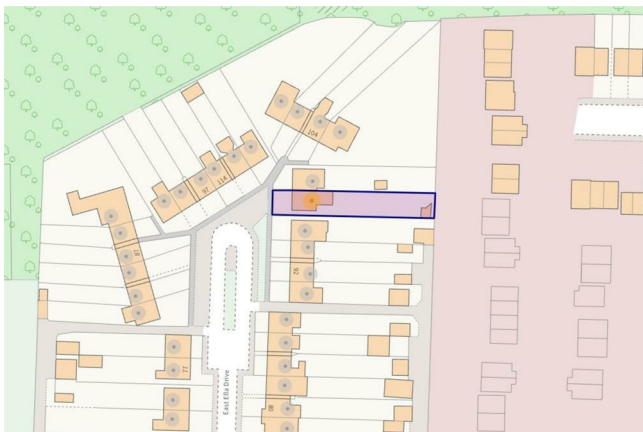


French doors in the conservatory open onto the enclosed rear garden which is mainly laid to lawn , and complimented by a patio seating area. The back section of the plot is laid to with wood chipping, and sports a wooden decking seating area and detached playroom.

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 - 00030110009801

Council Tax band - B

EPC rating

EPC rating - D

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.

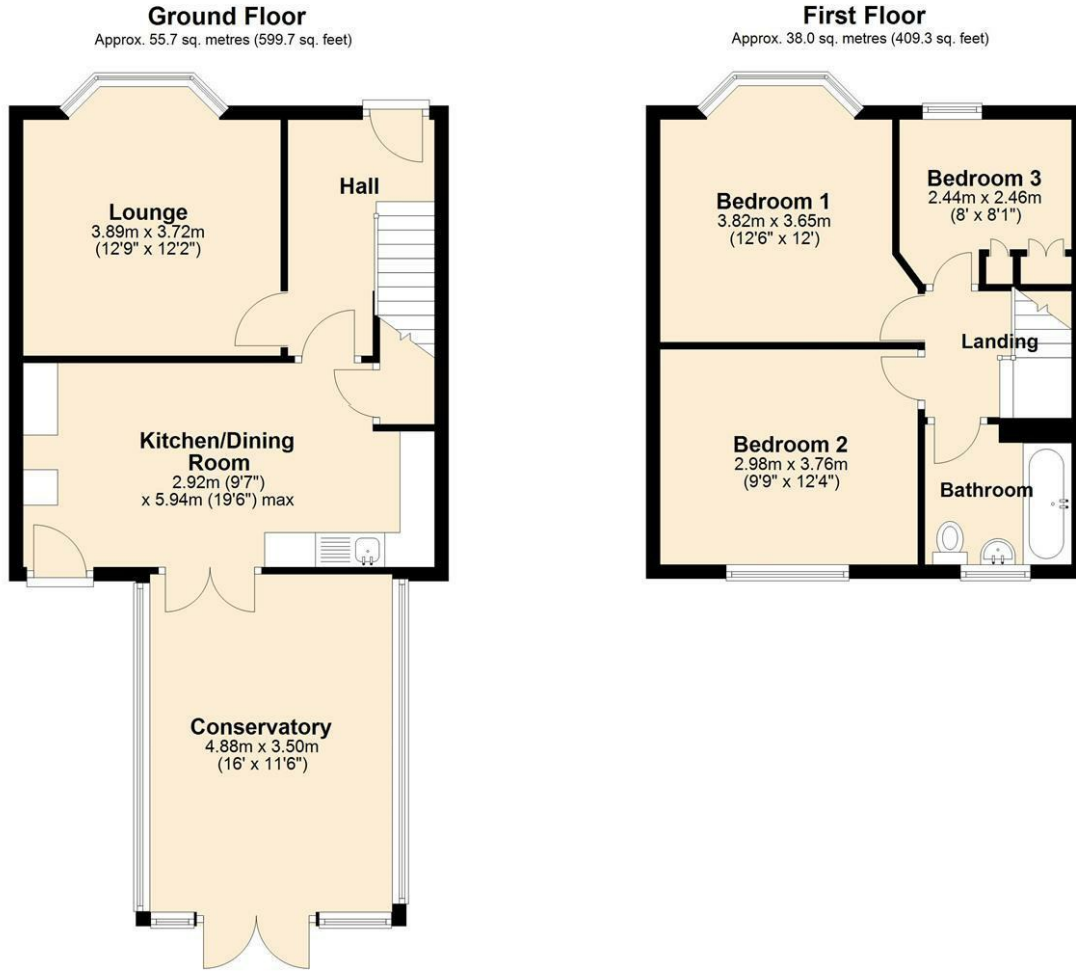
Free Market Appraisals / Valuations

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

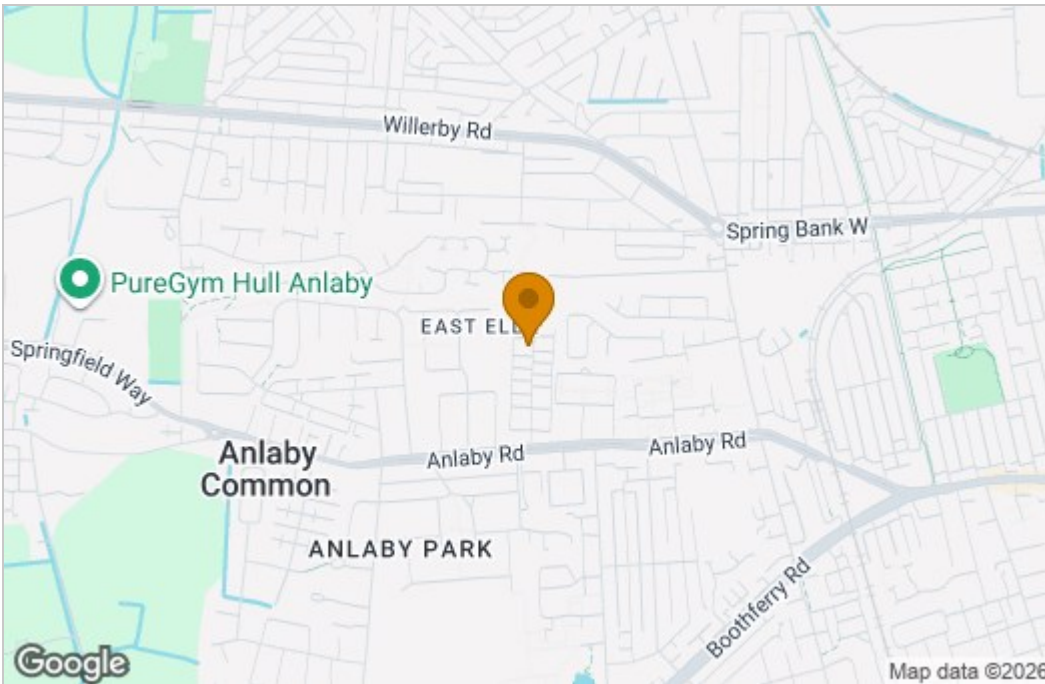
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Floor Plan

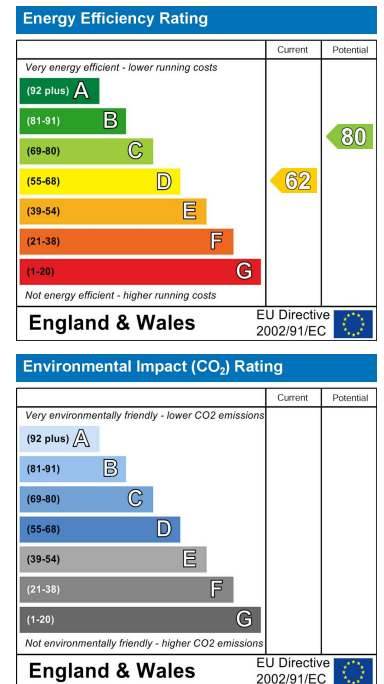


Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

Area Map



Energy Efficiency Graph



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