

# Whitakers

Estate Agents



## 30 Nelson Road, Hull, HU5 5HL

**£150,000**

Situated in a highly sought-after residential location, this beautifully presented two-bedroom home is ideally placed for excellent local amenities, well-regarded schools and convenient transport links, making it a perfect choice for first-time buyers, young families or downsizers alike.

Thoughtfully altered and enhanced from its original design, the property offers stylish and well-proportioned accommodation throughout. Briefly comprising; welcoming entrance hall, comfortable lounge, and an impressive L-shaped open-plan kitchen/diner with French doors opening onto the Westerly facing rear garden — ideal for entertaining and enjoying the afternoon and evening sun.

To the first floor are two generous bedrooms, with bedroom two benefiting from built-in storage, alongside a modern and well-presented family bathroom suite.

Externally, the front garden has been designed for low maintenance and provides valuable off-street parking. To the rear is a particularly generous Westerly facing garden, mainly laid to lawn with a paved patio seating area, perfect for outdoor dining during the warmer months. A useful garage is accessed via the rear ten foot.

Offering an excellent combination of space, presentation and location, this superb home truly ticks all the boxes.

Early viewings advised

## The Accommodation Comprises

### Ground Floor

#### Entrance

Upvc double glazed front door

#### Hallway

Access to the lounge and stairs to the first floor

Lounge 12'1 x 12'0 (3.68m x 3.66m)



With Upvc double glazed bay window to the front aspect, electric fire with wooden surround, central heating radiator and under stairs store cupboard.

Kitchen / Diner 15'0 x 17'6 (4.57m x 5.33m)



L shaped open plan kitchen / diner with floor and eye level units and complimentary work surfaces and splash back tiling above, Upvc double glazed window and French doors leading to the garden. Sink with mixer tap and central heating radiator.

### First Floor

#### Landing

Loft hatch and access to all the rooms

Bedroom One 15'0 x 9'8 (4.57m x 2.95m)



With Upvc double glazed bay window and further double glazed side window. Central heating radiator.

Bedroom Two 10'9 x 8'10 (3.28m x 2.69m)



With built in store cupboard, Upvc double glazed window and a central heating radiator.

Bathroom 6'11 x 5'11 (2.11m x 1.80m)



With a panelled bath, pedestal sink and low flush toilet. Upvc double glazed window and central heating radiator. Part tiled walls.

## External



Low maintenance front garden designed for off street parking. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area and garage which is accessed via the ten foot at the rear.

## EPC rating

EPC rating - C

## Tenure

This property is Freehold.

## Council Tax

Council Tax band - A

Local Authority - Kingston Upon Hull

## 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 - Standard

Conservation Area -

Flood Risk - High

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 10000 Mbps

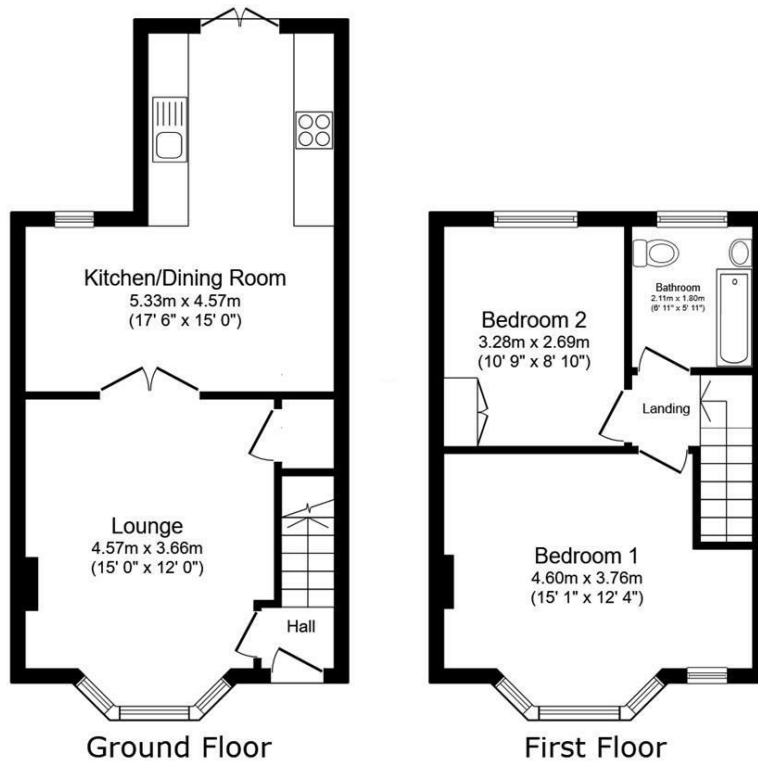
Coastal Erosion - No

Coalfield or Mining Area - N/A

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.

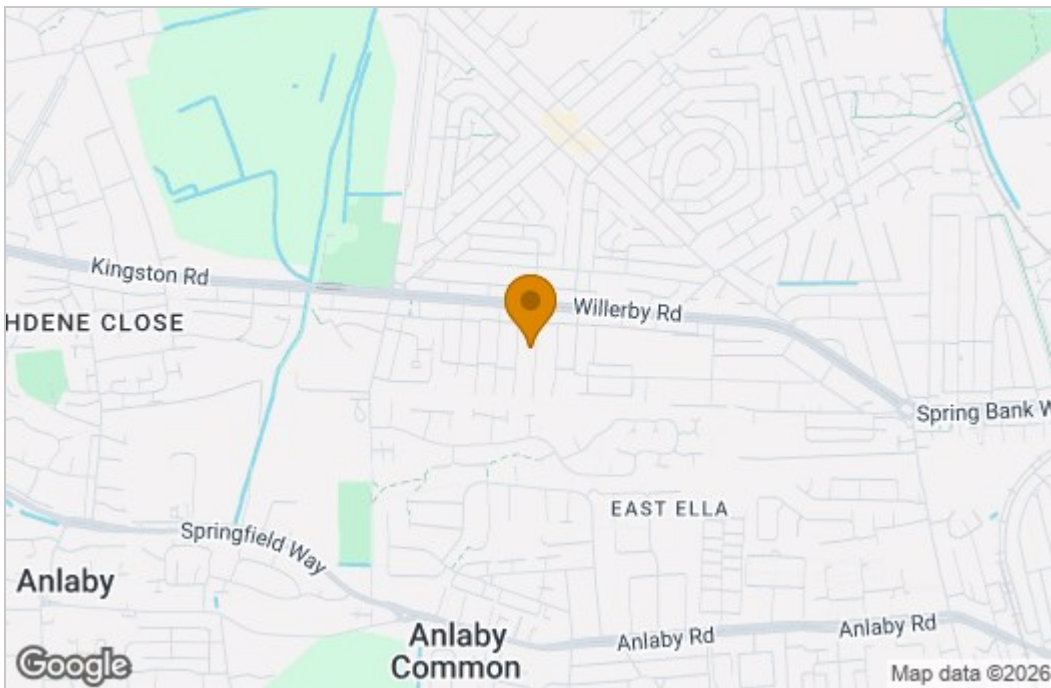
# Floor Plan



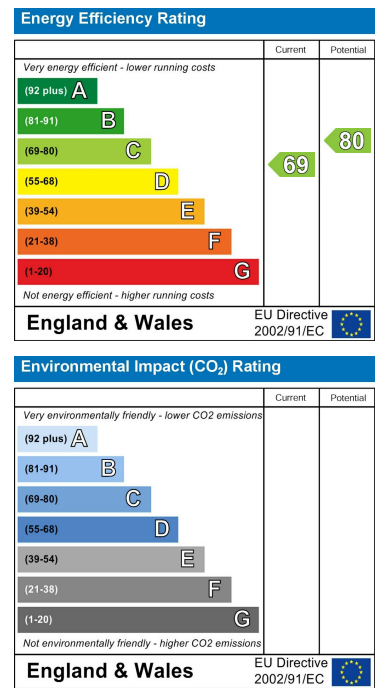
Total floor area: 70.4 sq.m. (758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.