

Whitakers

Estate Agents



28 Plowden Road

, Hull, HU3 5QP

£95,000



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The accommodation comprises

Front external

Externally to the front aspect there is a lawned garden with hedging and shrubs. a side drive accommodates off-street parking and a wrought iron swing gate opens to the side passage and rear garden.

Ground floor

Entrance lobby

UPVC double glazed entrance door, built-in storage cupboard and carpeted flooring. Leading to :

Lounge

14'5" x 11'7" (4.41 x 3.55)

UPVC double glazed patio doors to the rear garden, fireplace with marbled inset and hearth, under stairs storage cupboard and carpeted flooring.

Kitchen

11'1" x 11'7" maximum (3.38 x 3.54 maximum)

UPVC double glazed window, central heating radiator and fitted with two contemporary worktop with splashback tiles above, sink with dual taps, plumbing for a washing machine and provision for a gas cooker.

First floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one

11'4" x 11'6" maximum (3.47 x 3.53 maximum)

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

Bedroom two

11'1" x 6'3" (3.39 x 1.93)

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

Bathroom

UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising panelled bath with dual taps, pedestal sink with dual taps and low flush W.C.

Rear external

The rear garden is partly laid to lawn with patio seating area and fencing to the surround. The residence also benefits from having a wooden shed and outside tap.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030171002804

Council Tax band - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Tel: 01482 330490

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.



Road Map



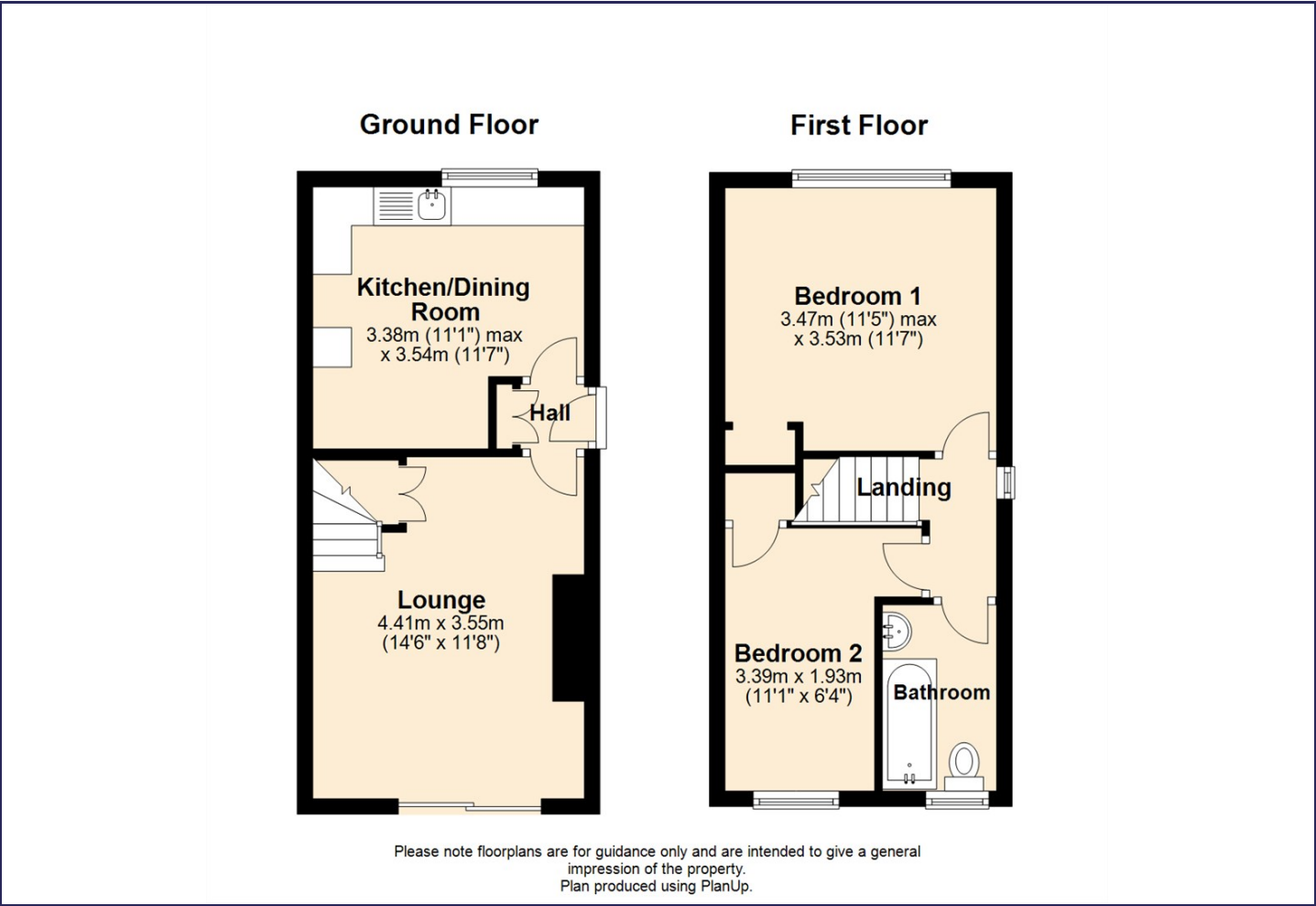
Hybrid Map



Terrain Map



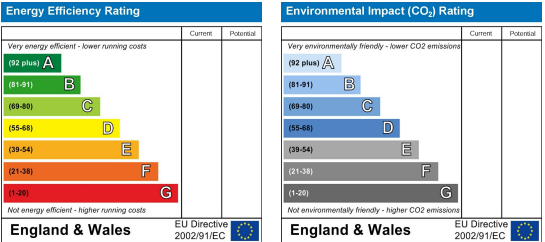
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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.