

# Whitakers

Estate Agents



## 137 Eastfield Road, Hull, HU4 6DU

**£169,950**

Beautifully Refurbished Home in a Sought-After West Hull Location

Located in a popular and well-established residential area to the west of Hull, this immaculately presented home offers easy access to local amenities, highly regarded schools, and excellent transport links to the city centre and surrounding areas.

**Exterior:** The property boasts an attractive gravelled front garden with a lowered kerb, providing convenient off-street parking while maintaining a smart, low-maintenance appearance.

**Accommodation:** Upon entering, you are welcomed by a bright entrance hall leading into a spacious open-plan lounge and dining area, ideal for modern family living and entertaining. The ground floor also benefits from a utility and a luxury fitted kitchen, thoughtfully designed with both style and practicality in mind.

To the first floor, a fixed staircase leads to two generously sized double bedrooms, both served by a fabulous contemporary bathroom featuring a modern three-piece suite.

**Outdoor Space:**

The enclosed rear garden is partly laid to lawn with faux grass for easy upkeep and enhanced by a porcelain patio seating area, perfect for relaxing or entertaining. A pathway leads to a detached garage with rear access and an up-and-over door, along with a gate providing access to a vehicle-accessible ten-foot.

**Refurbishment & Key Features:**

This property has undergone a complete refurbishment throughout, allowing buyers to move in with total confidence. Improvements include: Full rewire with electrical certification, New plumbing throughout, Brand new boiler with a 10-year guarantee and gas safety certification, Stylish luxury kitchen and modern bathroom.

Every detail has been upgraded to a high standard, making this an ideal home for buyers seeking quality, comfort, and peace of mind.

The accommodation comprises

Front external



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

Ground floor

Hall  
UPVC double glazed door, central heating radiator, and vinyl flooring. Leading to :

Open plan lounge / dining room 22'11" x 12'4"  
(7.00 x 3.78 )



Lounge



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

Dining room



Central heating radiator, and vinyl flooring.

Cloakroom

Vinyl flooring, and furnished with a low flush W.C that incorporates a sink and mixer tap.

Kitchen 9'6" x 13'7" (2.91 x 4.15 )



UPVC double glazed door and window, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap and a range of integrated appliances including oven, grill, and dishwasher.

First floor

Landing

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

Bedroom one 12'0" x 15'5" (3.68 x 4.72 )



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 10'7" x 9'1" (3.23 x 2.77 )



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

Bathroom



UPVC double glazed windows, central heating radiator, panelled to splashback areas, and laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external

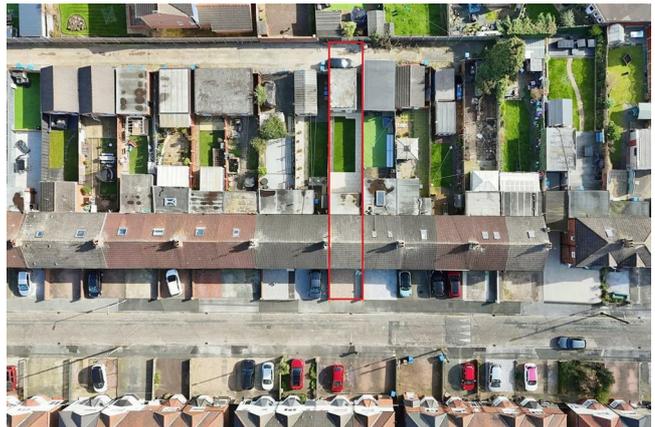


The enclosed rear garden is partly laid to lawn with faux grass, and complimented with a porcelain patio seating area.

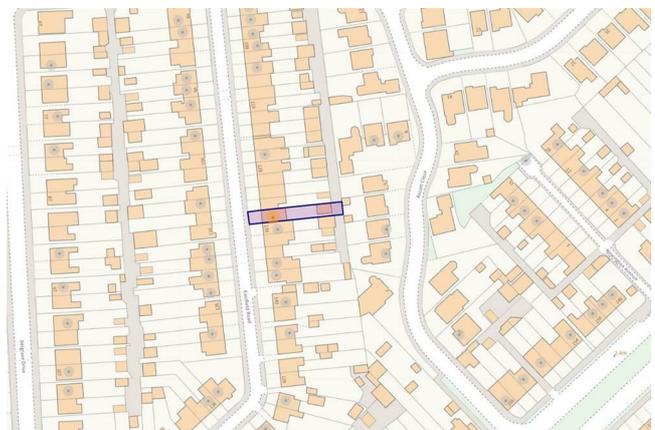
Garage and rear off-street parking

A path leads to the detached garage with rear and up-and-over door; a gate in the boundary fencing opens onto the vehicle accessible ten-foot.

Aerial view of the property



Land boundary



Council tax band

Council tax band - A

Local authority - City Of Kingston Upon Hull

#### Tenure

The property is held under Freehold tenureship

#### EPC rating

EPC rating – TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

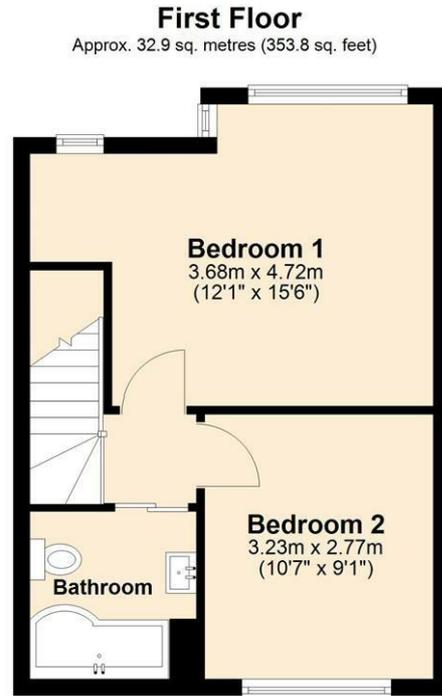
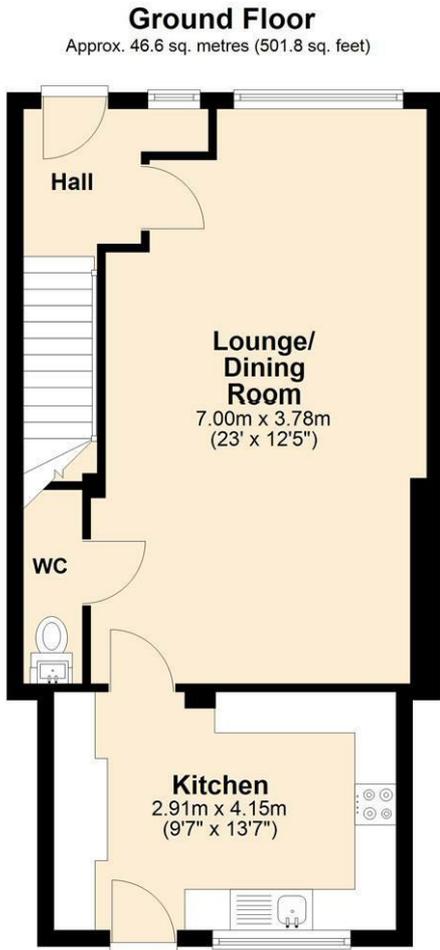
#### Free Market Appraisals / Valuations

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

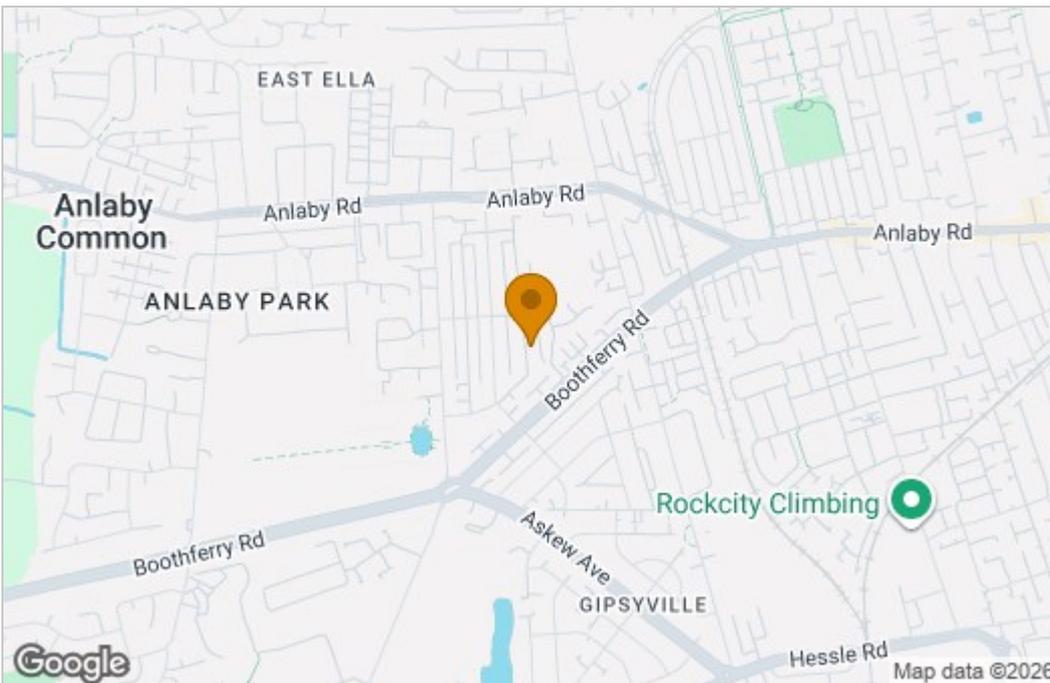
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

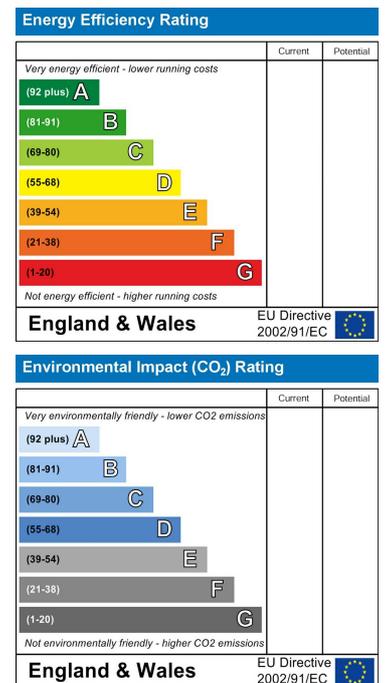


Total area: approx. 79.5 sq. metres (855.6 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.