

# Whitakers

Estate Agents



## 16 Primrose Drive, Hull, HU5 5QJ

**£135,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this semi-detached property which is established on a private cul-de-sac between Westlands Road / Wold Road - residential locations that are well-connected by Willerby Road and also host an abundance of local amenities

Externally to the front aspect, there is a planted garden with a side drive that accommodates off-street parking, and leads to a detached garage.

Upon entering the property, the resident is greeted by an entrance hall which follows to a spacious lounge, and fitted kitchen / dining room.  
A fixed staircase ascends to the first floor which boasts two double rooms, and a bathroom furnished with a three-piece suite.

The enclosed rear garden is mainly laid to lawn with well-stocked borders, and patio seating areas.

Taken together, the accommodation on offer is ideal for a first time buyer wanting to make their initial step onto the property ladder, or a young family.



The accommodation comprises

#### Front external



Externally to the front aspect, there is a planted garden with a side drive that accommodates off-street parking, and leads to a detached garage.

#### Ground floor

##### Hall

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

Lounge 16'9" x 11'11" (5.12 x 3.64 )



Three UPVC double glazed windows, central heating radiator, fireplace with marbled inset / hearth a decorative wooden surround, under stairs storage cupboard, and carpeted flooring.

Kitchen / dining room 10'4" x 11'10" (3.16 x 3.63 )



UPVC double glazed door, UPVC double glazed window, central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated oven and grill, and hob with extractor hood above.

#### First floor

##### Landing

With access to the loft hatch, built-in airing cupboard, and carpeted flooring. Leading to :

Bedroom one 9'11" x 8'10" (3.04 x 2.70 )



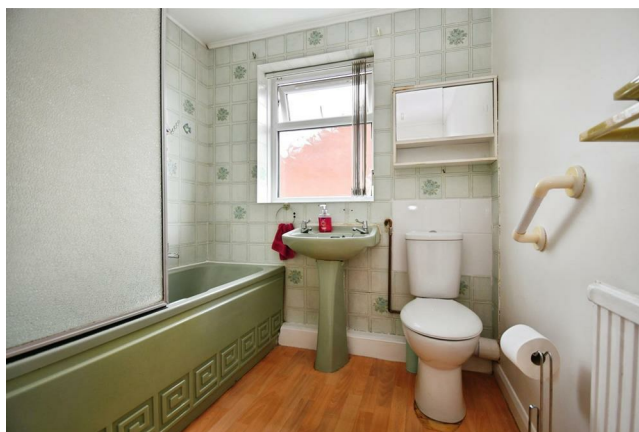
UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 10'4" x 11'11" (3.15 x 3.64 )



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

#### Bathroom



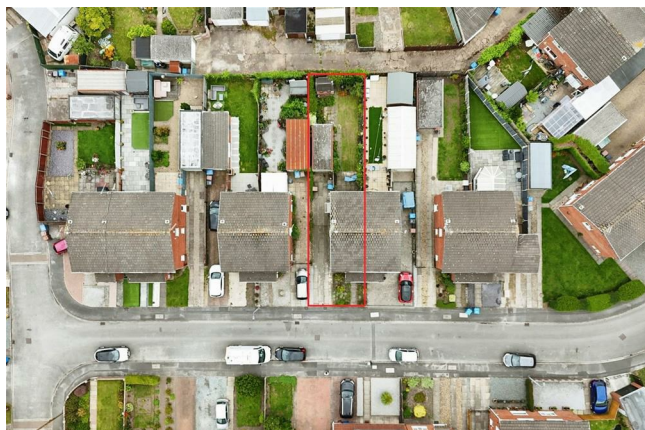
UPVC double glazed window, central heating radiator, partly tiled to splash back areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps, and low flush W.C.

### Rear external

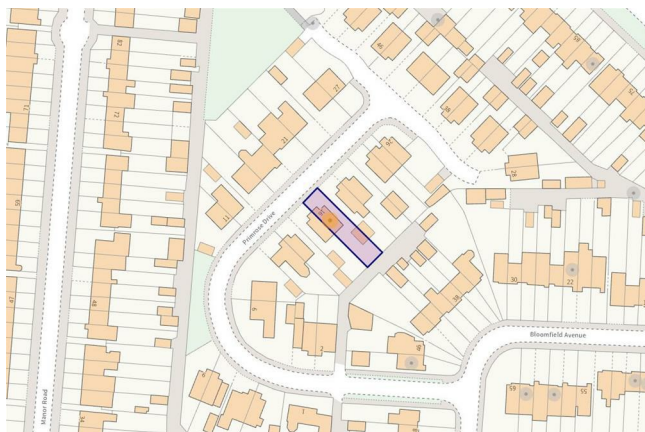


The enclosed rear garden is mainly laid to lawn with well-stocked borders, and patio seating areas. The residence also benefits from having a wooden storage shed, and an outside tap.

### 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 - 00030369001605

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 - 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

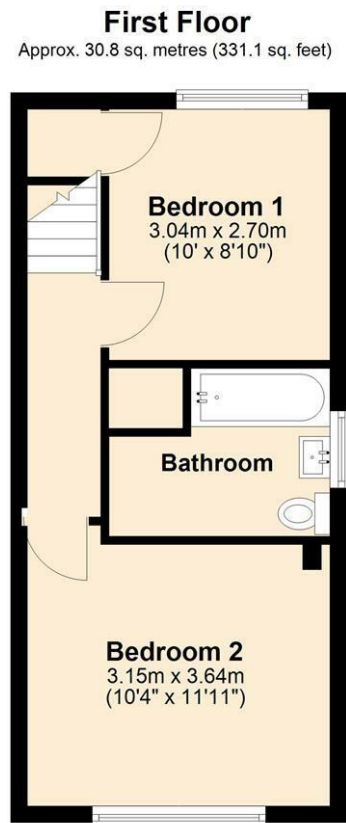
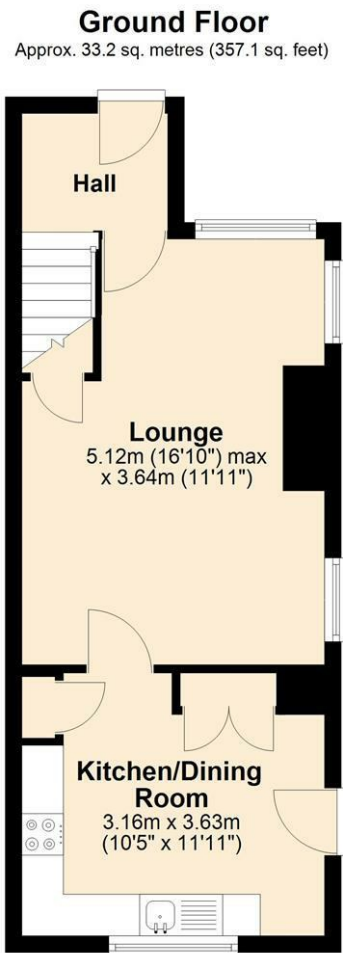
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### 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.

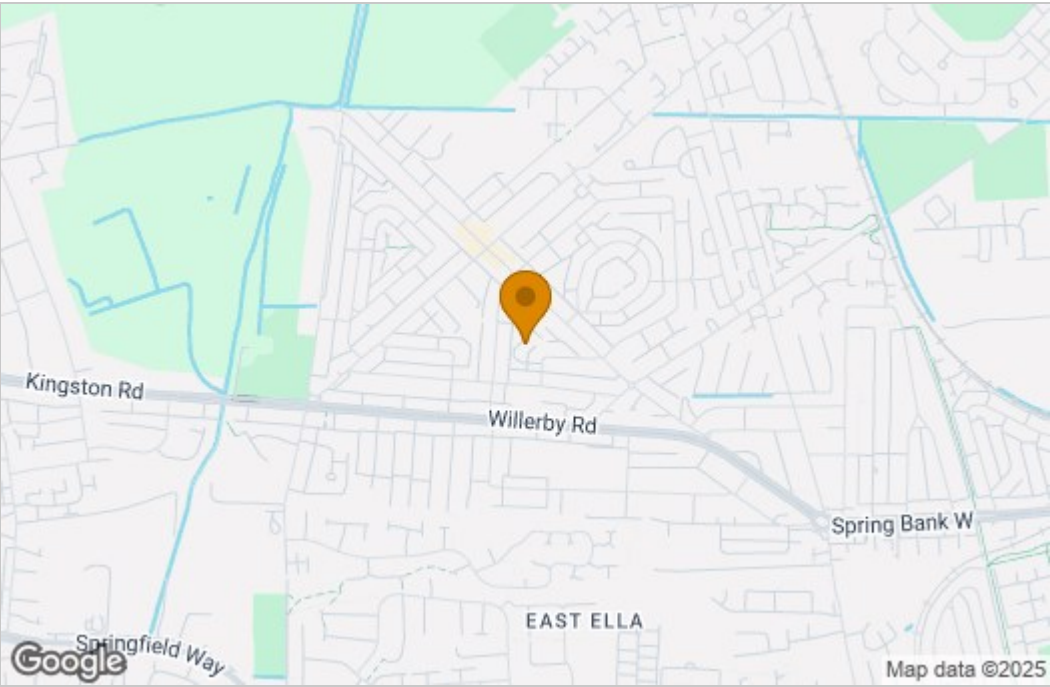


Floor Plan

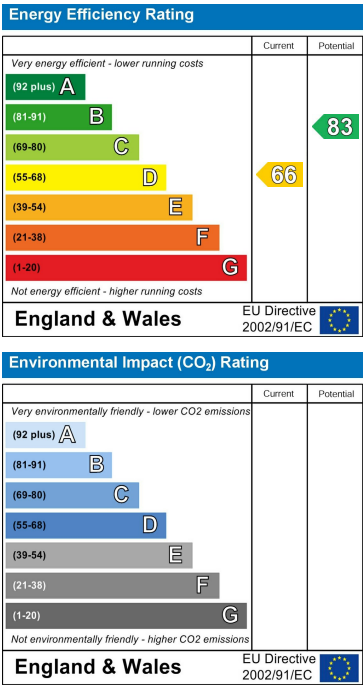


Total area: approx. 63.9 sq. metres (688.3 sq. feet)

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.