

Whitakers

Estate Agents



47 Rutland Road, Hull, HU5 5AL

£110,000

** NO ONWARD CHAIN **

Introducing this traditional mid-terrace style property which is conveniently located on a residential location off Spring Bank West and takes advantage of a range of local amenities, and transport links that provide easy access to the Hull City Centre.

The internal layout briefly comprises - porch, spacious lounge, and fitted kitchen with rear lobby to the bathroom. To the first floor, there is a master bedroom, and two good bedrooms which has been extended to allow additional living space.

Externally to the front aspect, there is a gravelled garden with brick walling to the surround. The enclosed rear garden is also low maintenance in design, being block paved with a raised gravelled border. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, where the detached garage can be accessed via an up-and-over door.

Taken together, the accommodation on offer would ideally suit a young family and growing family, or an investor wanting to add to their portfolio.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with brick walking to the surround.

Ground floor

Porch

UPVC double glazed door and window, and carpeted flooring. Leading to :

Lounge 16'8" x 14'2" (5.10 x 4.34)



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and decorative surround, and carpeted flooring.

Kitchen 13'4" x 8'2" (4.08 x 2.49)



UPVC double glazed window, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

Rear lobby

UPVC double glazed door, and vinyl flooring. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with mixer tap, and low flush W.C.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 14'4" x 11'6" (4.37 x 3.51)



Two UPVC double glazed windows, and carpeted flooring.

Bedroom two 13'6" x 11'2" (4.12 x 3.42)



UPVC double glazed window, storage heater, and carpeted flooring.

Bedroom three 10'6" x 6'11" (3.22 x 2.13)



UPVC double glazed window, storage heater, and carpeted flooring.

Rear external



The enclosed rear garden is also low maintenance in design, being block paved with a raised gravelled border. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, where the detached garage can be accessed via an up-and-over door.

Aerial view of the property



Land boundary



Tenure

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number -
0007026300470A
Council Tax band - A

EPC rating

EPC rating – TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 17 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.

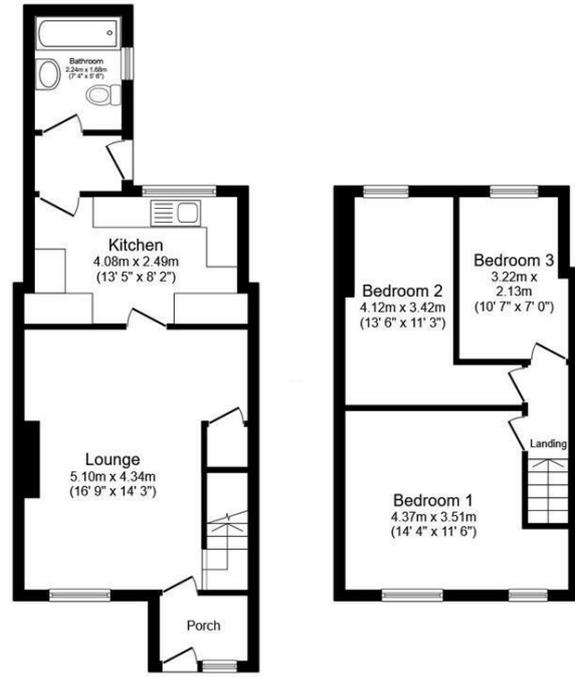
Free Market Appraisals / Valuations

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

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



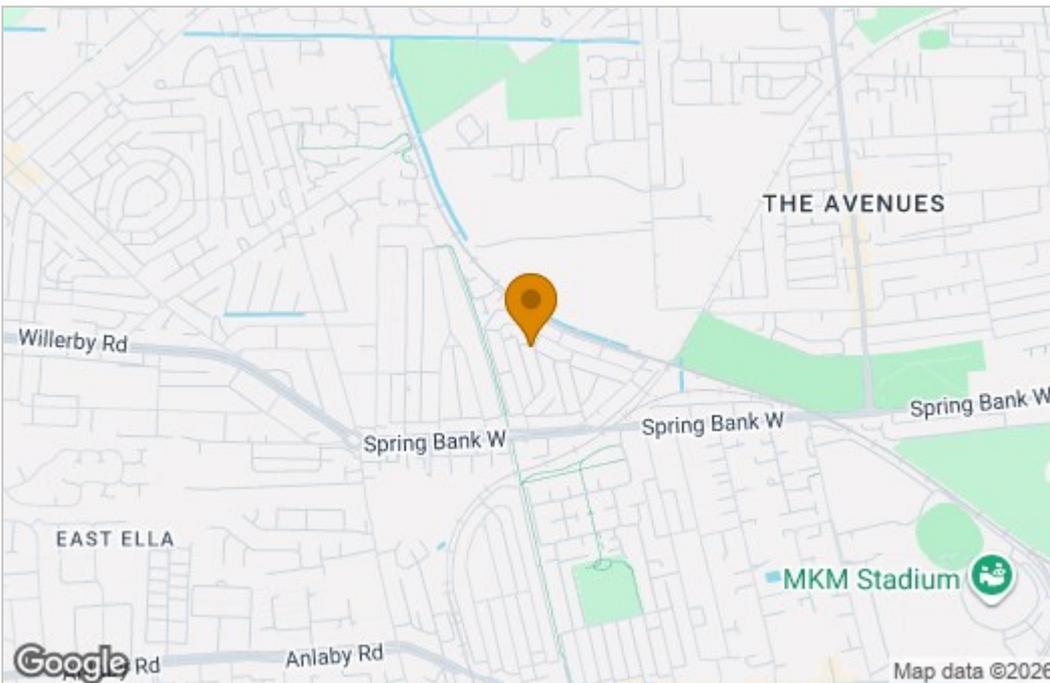
Ground Floor
Floor area 41.0 sq.m. (442 sq.ft.)

First Floor
Floor area 33.1 sq.m. (356 sq.ft.)

Total floor area: 74.1 sq.m. (797 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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