Whitakers
Estate Agents

146 Stanbury Road, Hull, HU6 7BW

£169,950

** NO ONWARD CHAIN **

Whitakers Estate Agents are delighted to present this well-maintained 3/4 bedroom semi-detached dormer house, offered in good order throughout and ready for a new owner to move straight in while adding their own cosmetic touches.

Set within a quiet private residential location, the property enjoys a peaceful outlook while remaining conveniently close to Beverley High Road, providing excellent transport links to Hull city centre along with a variety of local amenities in close proximity.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and opens into an open plan lounge / dining room.
Further ground-floor accommodation includes a fitted kitchen and a versatile sitting room, ideal as a fourth bedroom if required.

A fixed staircase leads to the first-floor landing, which benefits from a generous storage cupboard, and gives access to the fitted master bedroom, two additional well-proportioned bedrooms, and a shower room furnished with a three-piece suite.

The accommodation comprises

Front external

Externally to the front aspect, there is a lawned garden with decorative planting and mature, established bushes and brick walling to the surround.

Ground floor

Hall

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Cloakroom

UPVC double glazed window, central heating radiator, and tile effect vinyl flooring. Furnished with a two-piece suite suite comprising vanity sink with dual taps, and low flush W.C.

Open plan lounge / dining room

Lounge 17'3" x 10'10" (5.26 x 3.31)

UPVC double glazed bow window, central heating radiator, electric fire with tiled inset / hearth and decorative surround, and carpeted flooring.

Dining room 10'2" x 8'3" (3.10 x 2.54)

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

Sitting room / bedroom four 11'0" x 9'8" (3.36 x 2.97)

UPVC double glazed patio doors, central heating radiator, and carpeted flooring.

Kitchen 11'0" x 10'8" (3.36 x 3.26)

Wooden glazed stable door, two UPVC double glazed windows, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, double oven, and a hob.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Loft is fully insulated and partially boarded with retractable access ladder and lighting.

Bedroom one 12'11" x 10'9" maximum (3.96 x 3.29 maximum)

UPVC double glazed window, central heating radiator, fitted wardrobes with storage cupboards above and dressing table with drawers below, and carpeted flooring.

Bedroom two 12'4" x 6'6" (3.76 x 2.00)

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

Bedroom three 9'8" x 8'10" (2.97 x 2.70)

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

Shower room

UPVC double glazed window, central heating radiator, and fully tiled with carpeted flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with dual taps, and low flush W.C.

Rear external

Patio doors in the sitting room / fourth bedroom open onto a patio seating area that overlooks an enclosed garden that is laid to lawn with well-stocked borders.

Garage

A shared side drive extends down the side of the property, and towards the semi-detached garage.

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 - 00180472014608
Council Tax band - C

EPC rating

EPC rating - C

Agent Note

Please be advised we are selling this property on behalf of a staff member of Whitakers Estate Agents.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 12 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.

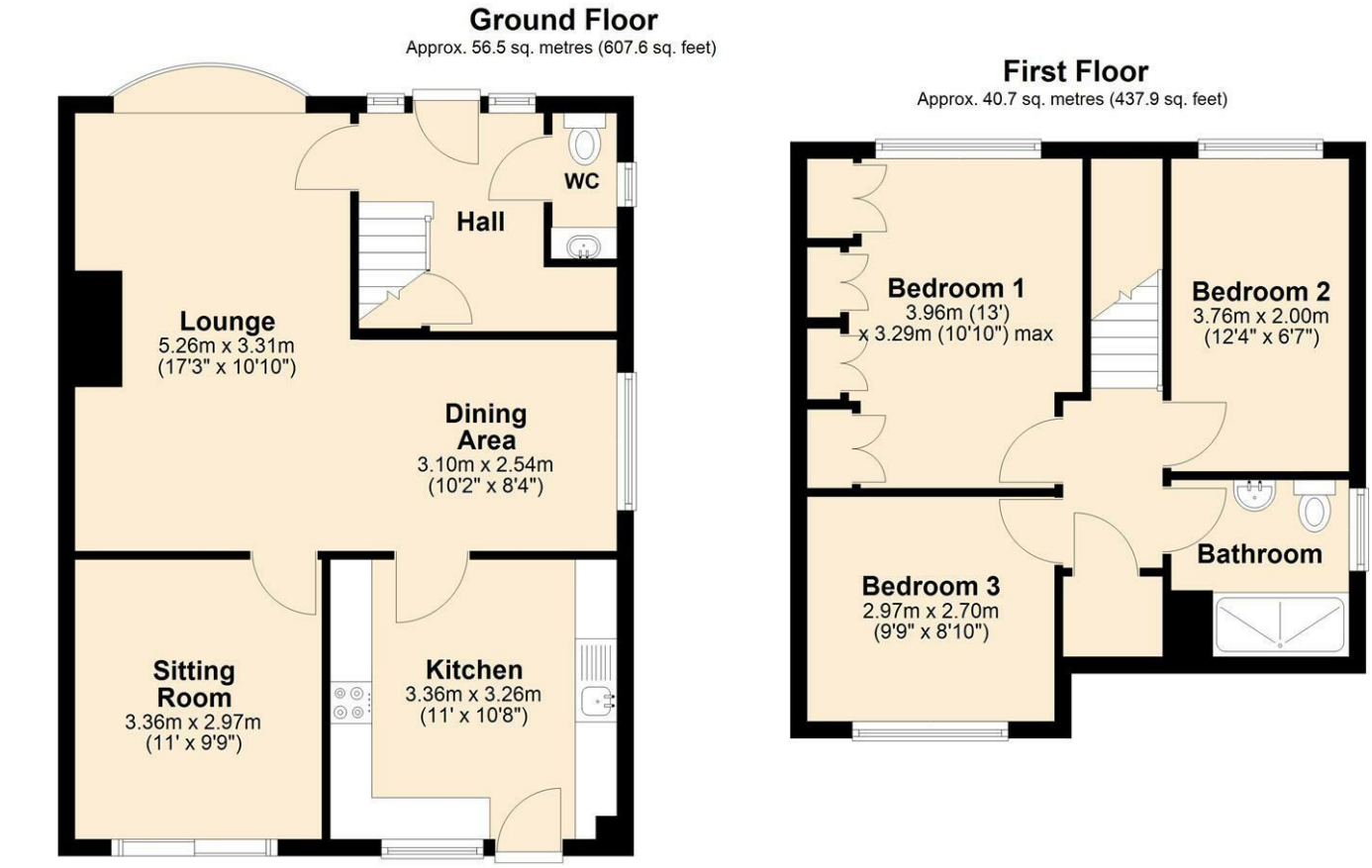
Free Market Appraisals / Valuations

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

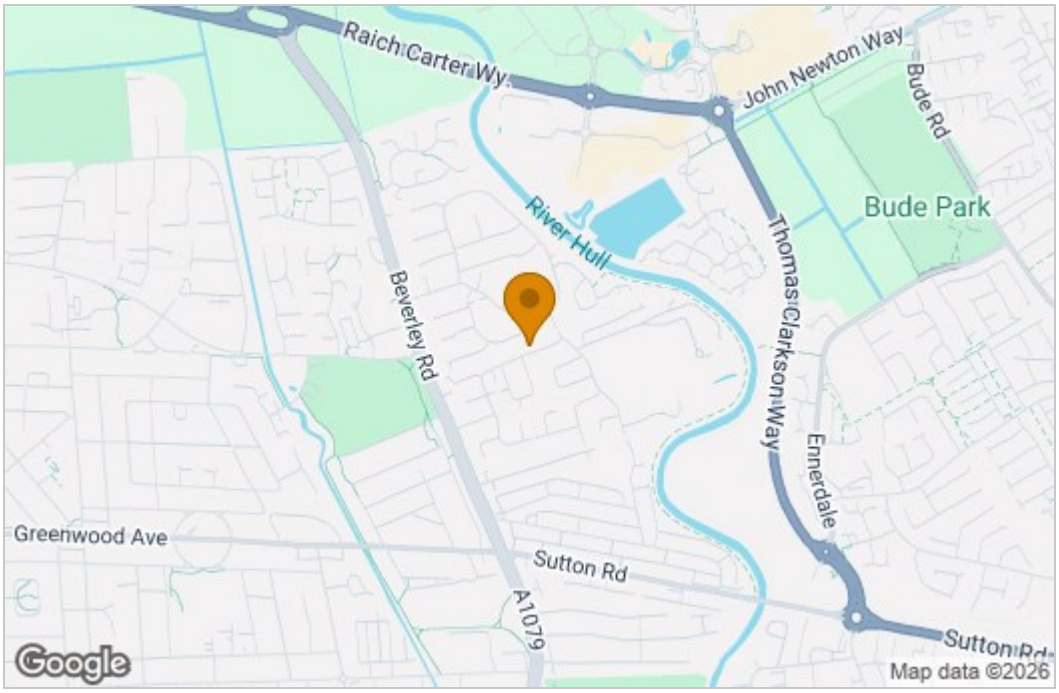
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

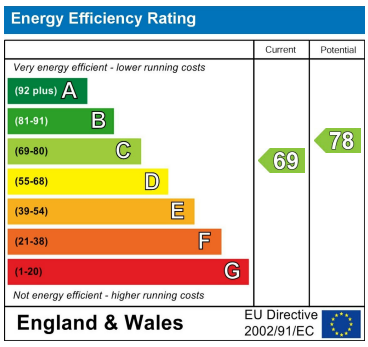


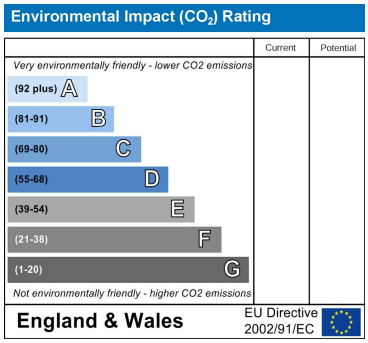
Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

Area Map



Energy Efficiency Graph





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