

# Whitakers

Estate Agents



**4 Ilford Road, Hull, HU5 5XD**

**£125,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are delighted to offer this traditional mid-terrace property, exceptionally refurbished throughout and perfect for first-time buyers or young families looking for a ready-to-move-into home.

Externally to the front approach there is an enclosed garden that is laid to lawn with artificial grass, and bordered by hedging to the front and side that provides a high level of privacy.

Upon entering, the resident is greeted by an entrance lobby that opens into an open plan lounge / dining room and follows into the fitted kitchen with adjoining rear lobby and cloakroom.

Fixed stairs rise to the first floor which boasts a master bedroom with ample storage, a good second bedroom, and a bathroom furnished with a three-piece suite.

The rear garden is mainly laid to artificial grass with slate chipping borders, and complimented by a composite decking seating area.

The rear garden is mainly laid to lawn with slate chipping borders, and complimented by a wooden decking seating area.  
A personnel gate in the boundary fencing opens onto the vehicle accessible ten-foot where there is parking space for a vehicle.



The accommodation comprises

#### Front external



Externally to the front approach there is an enclosed garden that is laid to lawn with artificial grass, and bordered by hedging to the front and side that provides a high level of privacy.

#### Ground floor

##### Entrance lobby

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

Lounge / dining room 20'3" x 13'10" (6.19 x 4.24 )



UPVC double glazed bay window, two central heating radiators, wall-mounted electric fire, under stairs storage cupboard, and laminate flooring.

Kitchen 7'6" x 8'6" (2.30 x 2.61 )



UPVC double glazed window, free-standing fridge-freezer (brand new and included in the sale), and tile effect 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 (free standing washer/dryer included), and integrated wine cooler and oven with hob and extractor hood above (which is brand new and also included in the sale).

##### Rear lobby

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

W.C.



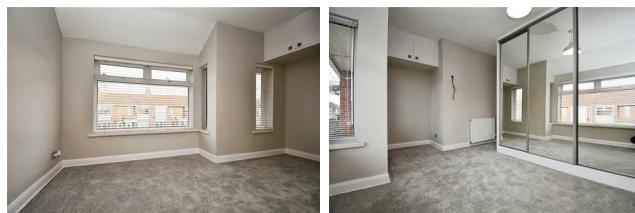
Tile effect vinyl flooring, and furnished with a low flush W.C.

#### First floor

##### Landing

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

Bedroom one 10'4" x 13'10" (3.15 x 4.24 )



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, fitted wardrobe, built-in storage cupboard, and carpeted flooring.

### Bedroom two 9'7" x 8'2" (2.94 x 2.50 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

### Bathroom



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

### Rear external



The rear garden is mainly laid with artificial grass with slate chipping borders, and complimented by a composite decking seating area. A personnel gate in the boundary fencing opens onto the vehicle accessible ten-foot where there is parking space for a vehicle.

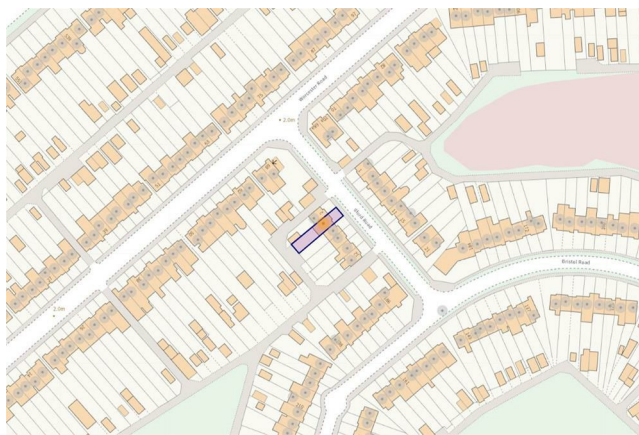
### Additional features

The residence also benefits from having an outside tap and power socket.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Leasehold tenureship

### Peppercorn rent

Please note that a peppercorn rent of £2.50 is chargeable per every six months with no increases permitted.

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030388000401

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 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

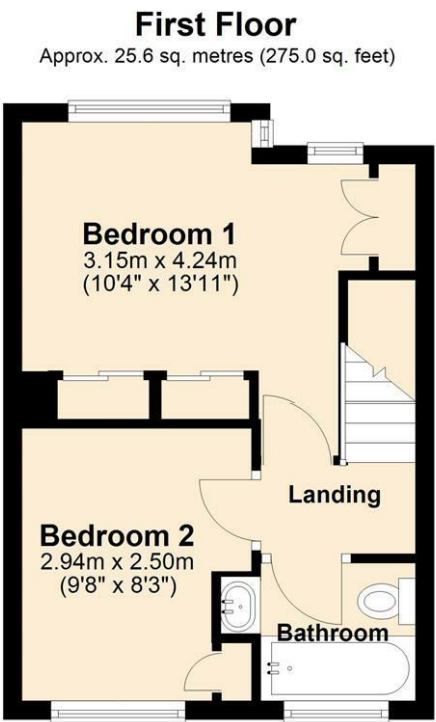
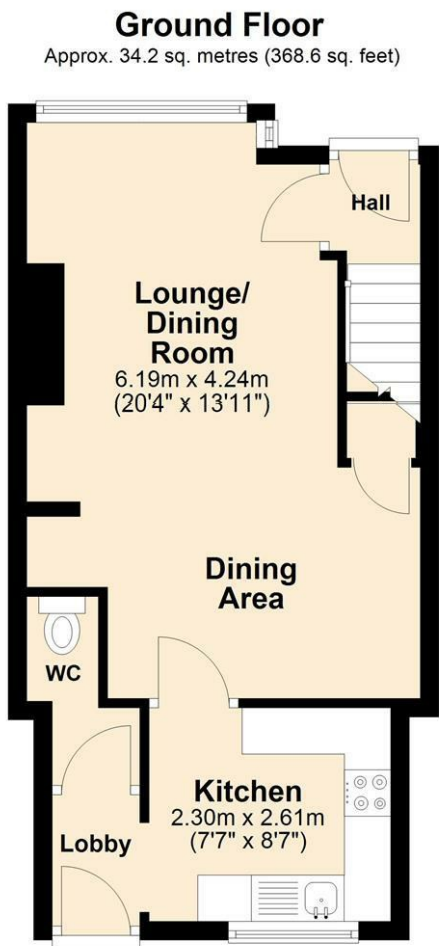
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.

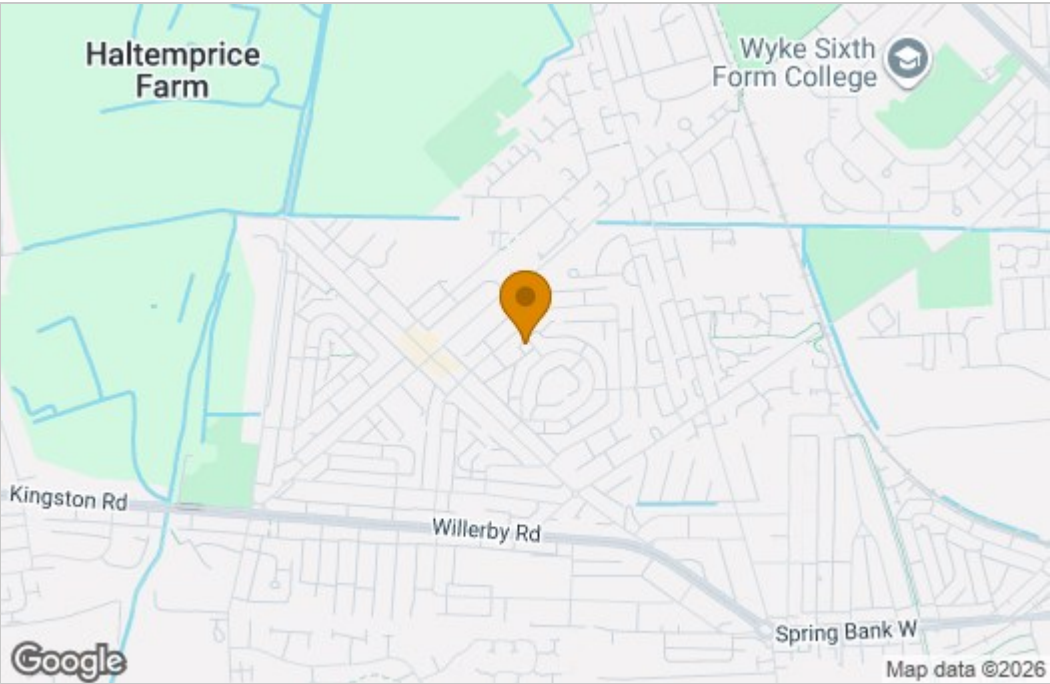


Floor Plan

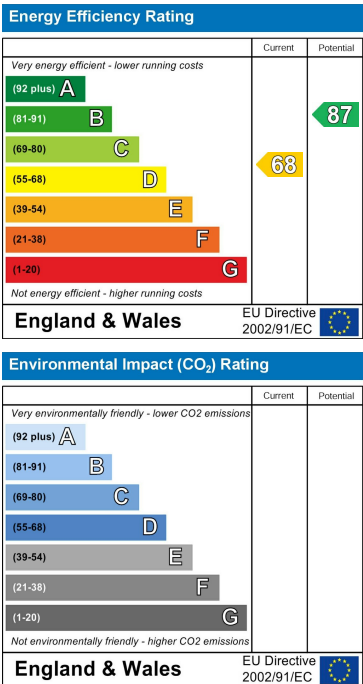


Total area: approx. 59.8 sq. metres (643.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.