

Whitakers

Estate Agents



11 Ilford Road, Hull, HU5 5XD

£89,950

**** NO ONWARD CHAIN ****

Introducing this traditional mid-terrace property which would make a starter home for a first time buyer or young family seeking to implement their own cosmetic tastes upon a property.

Externally to the front aspect, there is a forecourt with fencing to the surround. A new owner may wish to apply for permission to lower the kerb, and create off-street parking.

Internally, the layout comprises : entrance lobby, bay fronted lounge, and fitted kitchen. A fixed staircase ascends to the first floor which boasts two bedrooms, and a wet room.

The enclosed rear garden is partly laid to lawn with well-stocked borders, and is complimented with a patio seating area.

The accommodation comprises

Front external



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Ground floor

Entrance lobby

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

Lounge 13'3" x 10'11" (4.06 x 3.34)



UPVC double glazed bow window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and carpeted flooring. Leading to :

Kitchen 6'5" x 13'10" (1.98 x 4.22)



UPVC double glazed door, UPVC double glazed window, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

First floor

Landing

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

Bedroom one 10'5" x 13'10" (3.18 x 4.23)



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

Bedroom two 9'6" x 7'8" (2.92 x 2.35)



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

Wet room



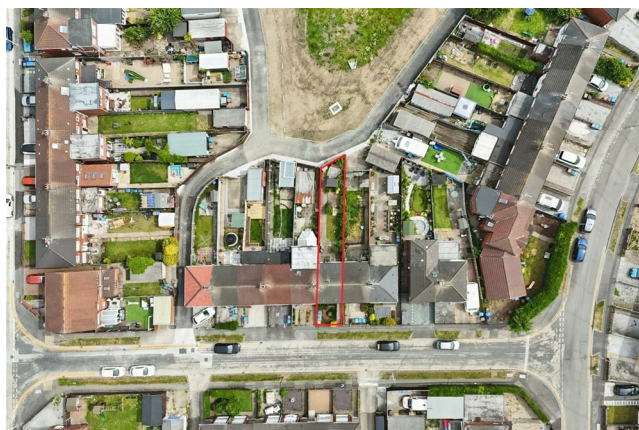
UPVC double glazed window, central heating radiator, central heating radiator, fully tiled with Lino flooring, and furnished with a wall mounted shower, pedestal sink, and low flush W.C.

Rear external

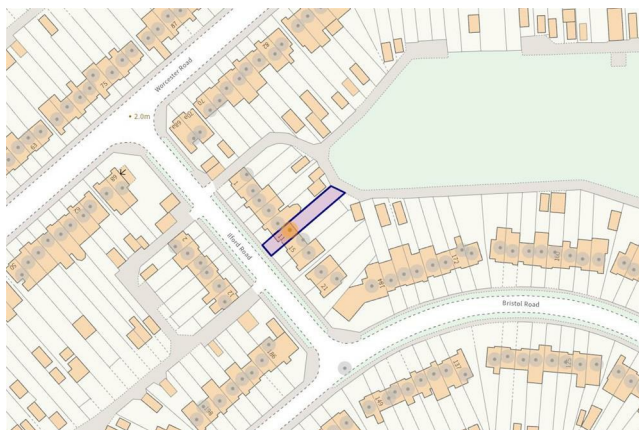


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Aerial view of the property



Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030388001103

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 13 Mbps / 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.

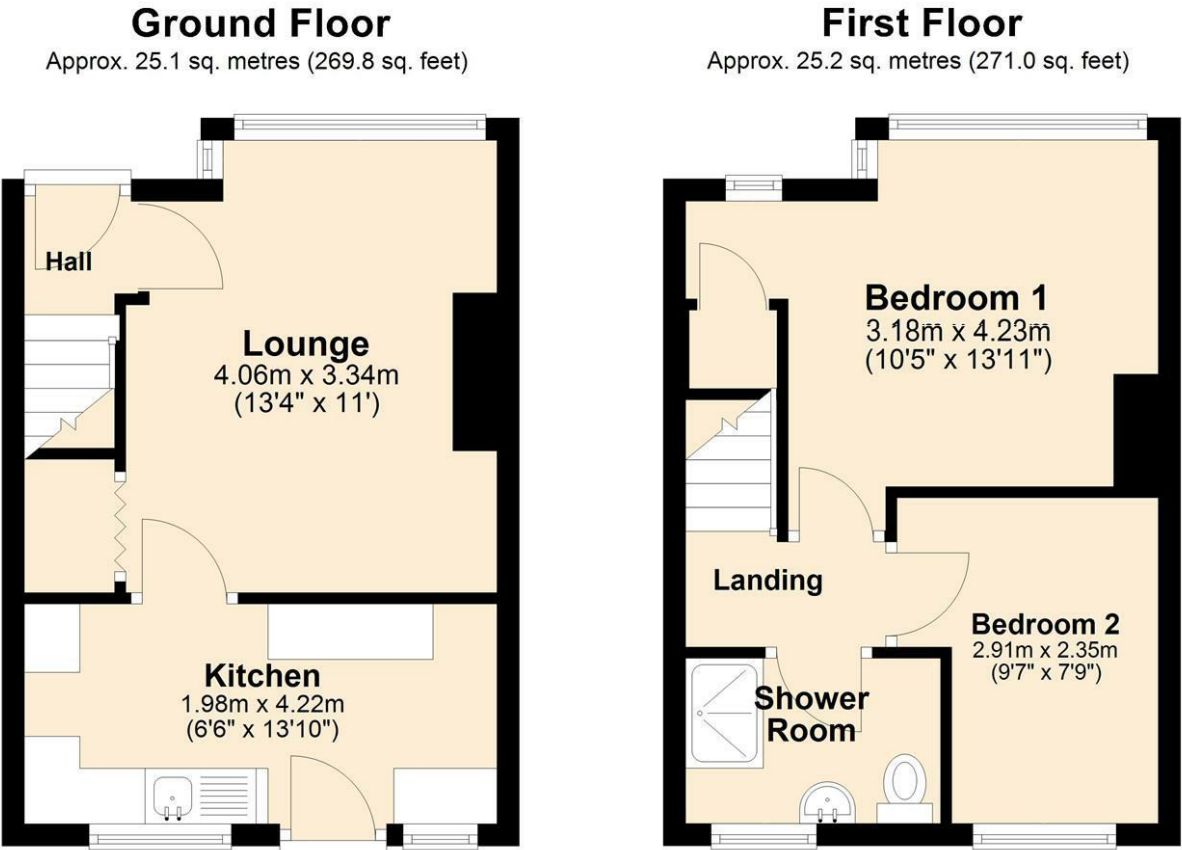
Free Market Appraisals / Valuations

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.

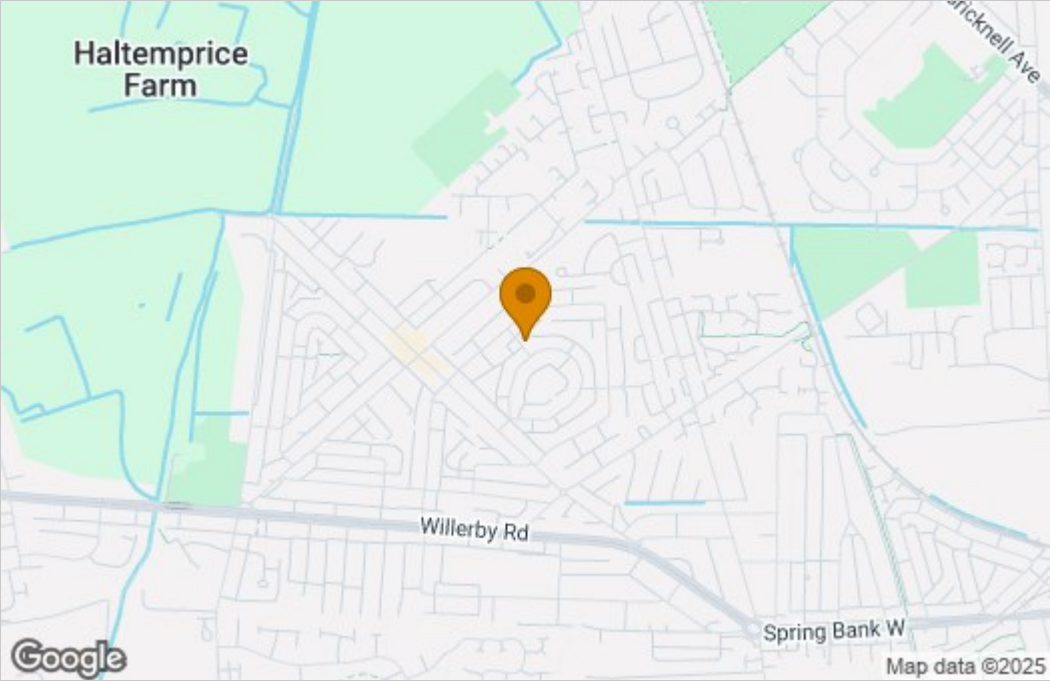
Whitakers Estate Agent Declaration

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.

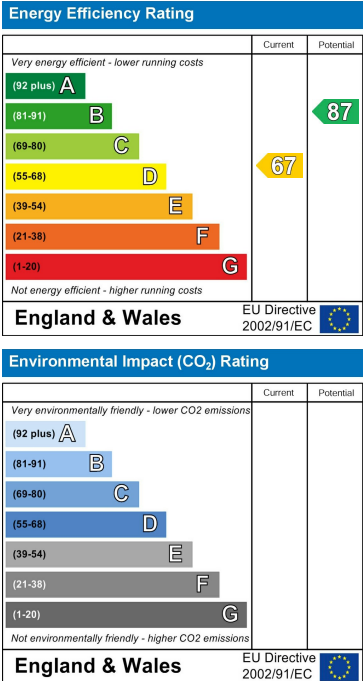
Floor Plan



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.