

# Whitakers

Estate Agents



## 19 Sherwood Drive, Hull, HU4 7RG

**£235,000**

This traditional three bed (currently used as a large two bed) (can be made back to a three) semi detached property has been altered and enhanced from its original design offering over 1200 square feet of accommodation (including the loft space) which is the size of most four bedroom properties in the local area.

The main features include - entrance porch, hallway, lounge and a fantastic open plan fitted kitchen / diner leading to the open plan conservatory with solid internal roof for all year round use.

The first floor boasts two large double bedrooms (both are fitted) together with the well appointed family bathroom suite and fixed stairs to the loft space with roof window and storage.

Externally to the front of the property is a low maintenance garden designed for off street parking and side drive leading to the garage. The rear garden is enclosed to the boundary and mainly laid to lawn with a paved patio seating area.

This well presented property should appeal to a wide range of buyers, ideal for the growing family looking to be in this sought after location.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Double glazed front door leading to the tiled porch and open to the entrance hall

#### Hallway



With central heating radiator and under stairs store cupboard. Tiled floor and W.C

#### W.C



Low flush toilet with vanity sink and tiled floor.

#### Lounge 14'0 x 10'06 (4.27m x 3.20m)



Gas fire with marble inset and hearth, Upvc double glazed window and central heating radiator.

#### Kitchen / Diner 14'09 x 13'09 (4.50m x 4.19m)



With a range of floor and eye level units with complimentary work surfaces above. Double Oven, Microwave, Hob and Hood above. Sink with mixer tap, breakfast bar and seating below. Vertical radiator and Upvc double glazed window.

#### Conservatory 9'01 x 8'11 (2.77m x 2.72m)



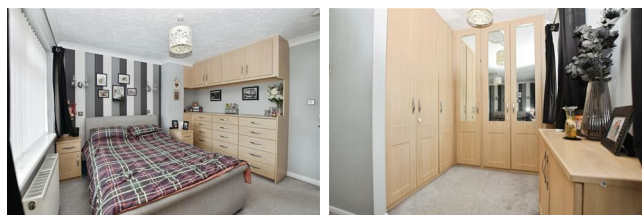
With a solid internal roof and roof windows, Upvc double glazed and door with a tiled floor.

### First Floor

#### Landing

With fixed stairs to the loft space and Upvc double glazed window.

#### Bedroom One 15'02 tfw x 11'09 max (4.62m tfw x 3.58m max)



This double bedroom incorporates bedroom three, a wall can be put back to turn it back to its original design. With a range of fitted wardrobes and draws, central heating radiator and two Upvc double glazed windows.

Bedroom Two 11'02 x 10'04 max (3.40m x 3.15m max)



Upvc double glazed window, central heating radiator and a range of fitted wardrobes.

Bathroom 6'03 x 5'05 (1.91m x 1.65m)



Panelled bath and mixer shower above, vanity sink and a low flush toilet. Upvc double glazed window and tiled walls.

Loft Room 16'11 max x 10'04 (5.16m max x 3.15m)



Fixed stairs leading to the loft room with roof window.

External



Low maintenance garden to the front which is designed for off street parking with side drive leading to the garage. The rear garden is enclosed to the boundary and mainly laid to lawn with a block paved patio seating area.

**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.

**Council Tax**

Local Authority - East Riding Of Yorkshire  
Band - C

**EPC**

EPC - TBC

**Tenure**

The property is of Freehold tenureship

**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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

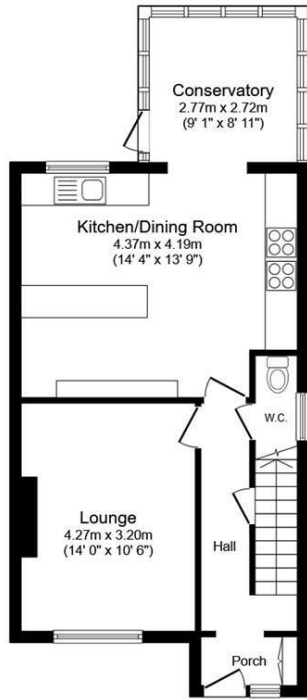
Mobile Coverage / Signal - EE Vodafone Three  
O2

Broadband - Ultrafast 10000 Mbps

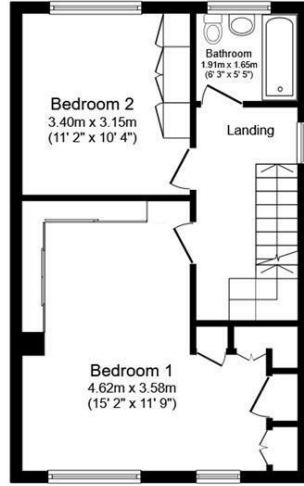
Coastal Erosion - N/A

Coalfield or Mining Area - N/A

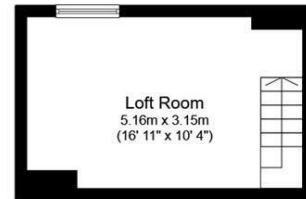
# Floor Plan



**Ground Floor**  
Floor area 54.1 sq.m. (583 sq.ft.)



**First Floor**  
Floor area 44.2 sq.m. (476 sq.ft.)

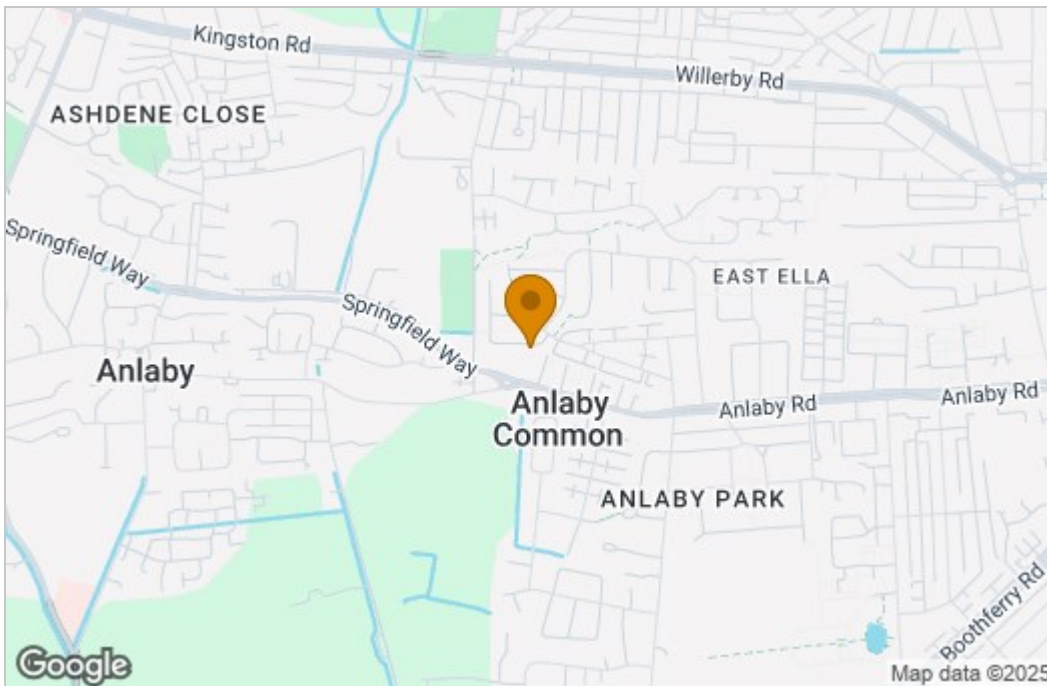


**Second Floor**  
Floor area 16.6 sq.m. (179 sq.ft.)

Total floor area: 114.9 sq.m. (1,237 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.