

Whitakers

Estate Agents



42 Coronation Road South, Hull, HU5 5QN

£149,950

Whitakers Estate Agents are pleased to introduce this immaculate mid-terrace style property which has been the subject of much extension and refurbishment across both floors, and offers potential for further re-configuration.

Externally to the front aspect there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Upon entering the property, the resident is greeted by the hallway which leads to the open plan lounge / dining room and kitchen which incorporates a cloakroom, and has a rear lobby off.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a walk in wardrobe / study, bathroom, and separate W.C.

The Southernly facing rear garden is partly laid to lawn with patio and slate chipping seating areas. A path leads to the detached garage and gate in the boundary fencing that opens to the ten-foot.

Taken together, the accommodation is ideal for a first time buyer seeking to make their initial step onto the property ladder, or a young family searching for a larger than average starter home.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hall

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

Lounge / dining room 20'4" x 13'11" (6.22 x 4.25)



UPVC double glazed window, central heating radiator, electric fire with marbled inset / hearth, under stairs storage cupboard, and carpeted flooring.

Kitchen 10'4" x 12'6" maximum (3.17 x 3.83 maximum)



UPVC double glazed door, UPVC double glazed window, single glazed window, central heating radiator, tile effect 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.

Cloakroom

Tiled flooring, and furnished with a low flush W.C.

Rear lobby

UPVC double glazed door, to UPVC double glazed windows, and tiled flooring.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring.

Bedroom one 12'4" x 13'11" (3.76 x 4.25)



Two UPVC double glazed windows, central heating radiator, built-in wardrobes and cupboards, and carpeted flooring.

Bedroom two 10'6" x 12'6" (3.21 x 3.83)



Two UPVC double glazed windows, two central heating radiators, and laminate flooring.

Walk-in wardrobe



Fitted wardrobes and cupboards, and carpeted flooring.

Bathroom



Central heating radiator, party tiled to splashback areas with tiled flooring, and furnished with a two-piece suite comprising panelled bath with mixer tap / shower and waterfall shower, and vanity sink with mixer tap.

W.C.

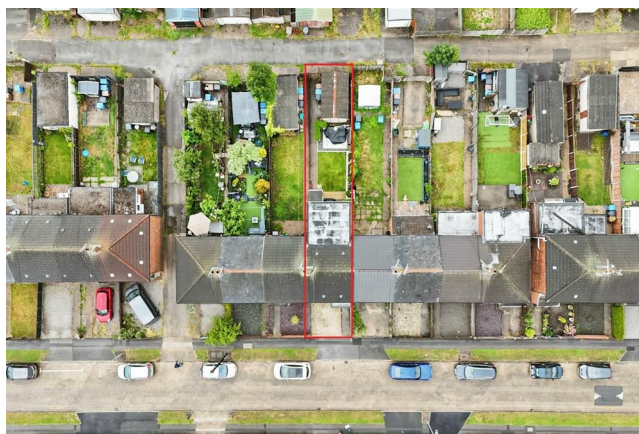
Tiled flooring, and furnished with a low flush W.C.

Rear external

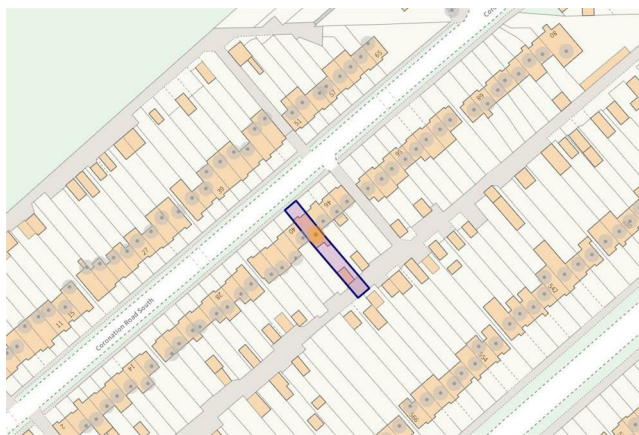


The Southernly facing rear garden is partly laid to lawn with patio and slate chipping seating areas. A path leads to the detached garage and gate in the boundary fencing that opens to the ten-foot.

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 - 00030382004206

Council Tax band - B

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 3 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

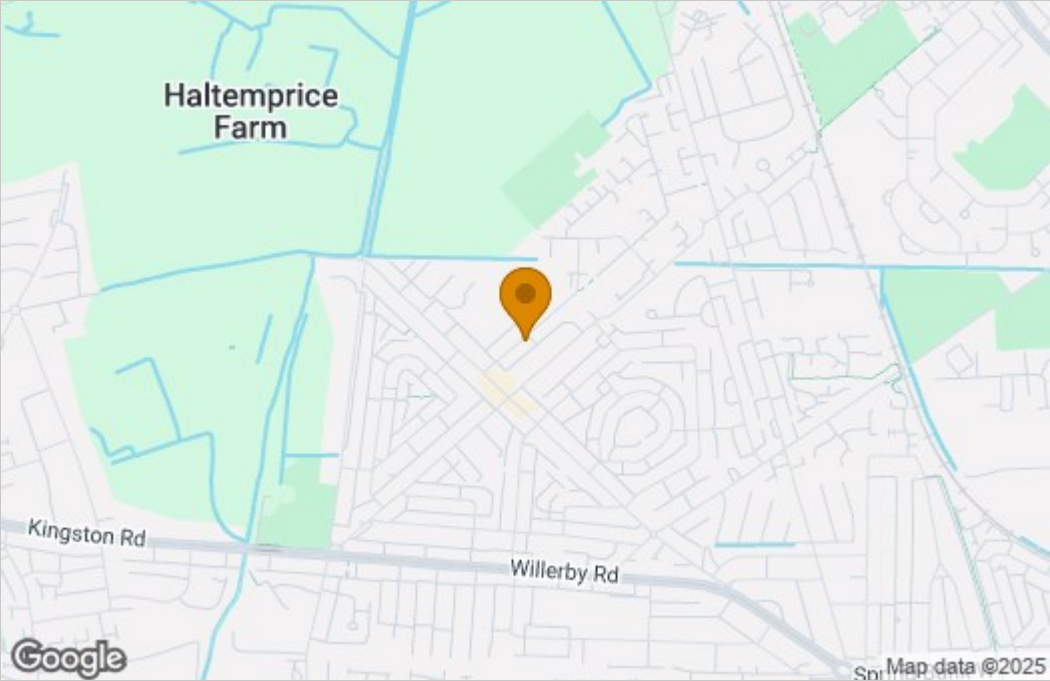
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Floor Plan

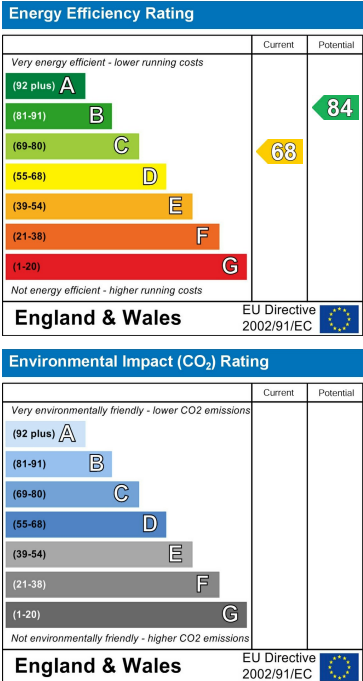


Total area: approx. 83.9 sq. metres (903.2 sq. feet)

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.