

Whitakers

Estate Agents



17 The Paddock

Anlaby Park Road North, Hull, HU4 6XU

Offers Over £175,000



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Description

This deceptively spacious property has been altered and enhanced from its original design, now used as a two bed with fixed staircase to the boarded loft space, however it is built as a three bed and as such offers more floor space than many of its neighbouring properties.

The main features include; entrance hall, front lounge, dining room, and open plan to the fitted kitchen along with utility room, modern shower room and lean to leading to the garden. The first floor boasts two good bedrooms, and the third bedroom has fixed stairs leading to the boarded loft space, however could be used as a nursery or office for those that work from home.

Externally to the front of the property is a low maintenance garden which is designed for off street parking and side drive leading to the garage. The rear garden is clearly the vendors pride and joy, well maintained and mainly laid to lawn with well stocked mature borders, wooden covered entertainment area and wildlife / nature garden beyond.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door and central heating radiator.

Lounge

14'11" x 11'10" (4.57m x 3.63m)

Upvc double glazed window to the front elevation and central heating radiator.

Dining Room

9'6" x 9'3" (2.92m x 2.84m)

Upvc double glazed window, central heating radiator and integrated storage.

Kitchen

8'7" x 6'9" (2.64m x 2.06m)

Window overlooking rear lobby and fitted with a range of green eye and wall level units, contemporary worktop with splashback tiles above and oven with hob and hood over.

Rear Lobby

With door leading to rear external.

Shower Room

9'8" x 4'11" (2.95m x 1.52m)

Central heating radiator, fully tiled and fitted with a three piece suite comprising walk in shower enclosure, low flush W.C and wash basin.

Lean To

Wooden glazed doors leading to rear external.

Utility Room

7'10" x 3'10" (2.41m x 1.19m)

With plumbing for an automatic washing machine.

First Floor

Landing

Bedroom One

15'1" x 9'10" (4.60m x 3.02m)

Upvc double glazed window to the front elevation and central heating radiator.

Bedroom Two

12'9" x 9'6" (3.89m x 2.90m)

Upvc double glazed window to the rear elevation and central heating radiator.

Bedroom Three / Office

9'7" x 5'4" (2.94m x 1.63m)

Upvc double glazed window to the rear elevation and central heating radiator with fixed stairway to the loft space.

Second Floor

Tel: 01482 657657

Loft

13'8" x 10'2" (4.17m x 3.12m)

Central heating radiator, Velux window and built in storage in the eaves.

External

Externally to the front of the property, there is a low maintenance garden and side driveway leading to the garage which allows off-street parking for multiple cars. To the rear, there is a large southerly facing garden which is mainly laid to lawn with well stocked mature borders, wooden covered entertainment area and vegetable plots / wildlife / nature garden beyond.

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)
Band - B

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.



Road Map



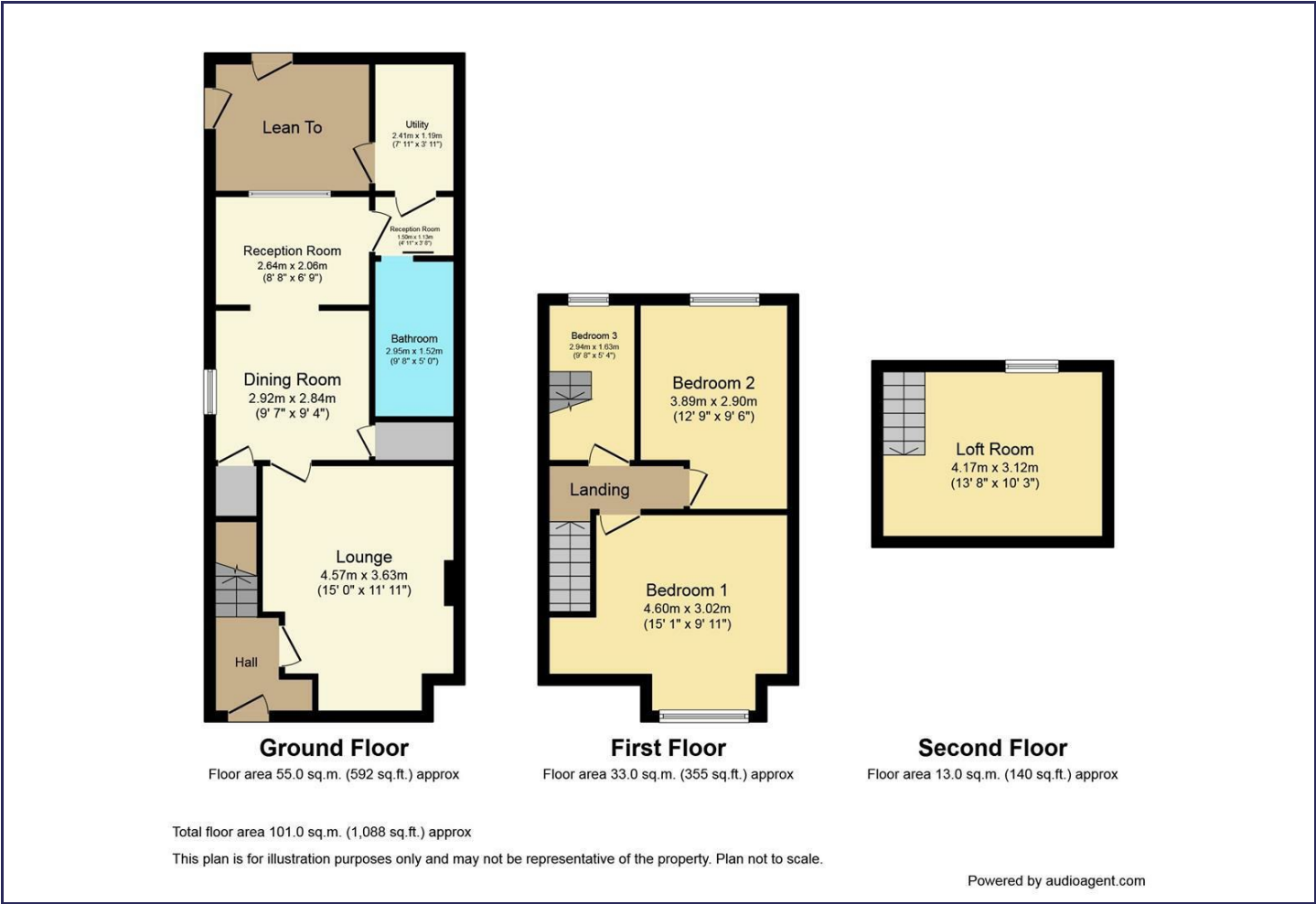
Hybrid Map



Terrain Map



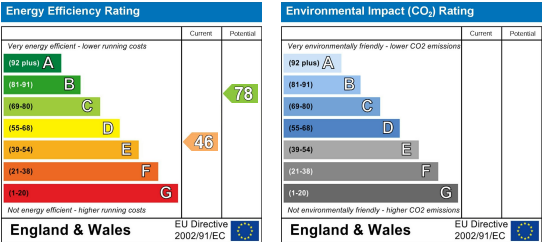
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.