

# Whitakers

Estate Agents



**201 Wymersley Road, Hull, HU5 5PZ**

**£142,500**

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

Established on the ever popular Wymersley Road, this mid-terrace property takes full advantage of its close proximity to an abundance of local shops and amenities with views overlooking the golf course to the rear aspect.

Briefly comprising porch, entrance hall, lounge / dining room and fitted kitchen to the ground floor. The first floor boasts two fitted double bedrooms, a good third bedroom and a wet room and separate W.C.

Externally there is a lawned garden with stocked borders to the front with a gated shared side passage leading to the enclosed rear garden: mainly laid to lawn with well stocked borders and patio seating areas. The residence also benefits from having a detached brick-built out-building, storage chest and gated bin storage.

Taken together, the accommodation is ideal for the growing family seeking a property that requires some modernisation, yet priced to reflect this so they are not paying a premium for another's taste in interior design.

Early viewings are recommended to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

#### Porch

Wooden glazed door with side windows and tiled flooring. Opening to:

#### Entrance Hall

Wooden glazed door with side window, central heating radiator and carpeted flooring. Leading to:

Lounge / Dining Room 21'1" x 11'1" maximum (6.44 x 3.39 maximum )



UPVC double glazed window to the front aspect, UPVC double glazed patio door to the rear garden, two central heating radiators, gas fireplace with marbled inset / hearth and decorative wooden surround and carpeted flooring.

Kitchen 13'8" x 8'5" maximum (4.18 x 2.59 maximum )



UPVC double glazed door with side window, under-stairs storage cupboard, carpeted flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with dual taps, provision for a gas cooker and plumbed for an automatic washing machine.

### First Floor

#### Landing

With access to the loft hatch, two built in storage cupboards and carpeted flooring. Leading to:

#### Bedroom One 11'11" x 11'3" (3.64 x 3.44 )



UPVC double glazed window to the front aspect, central heating radiator, fitted wardrobes / cupboards and carpeted flooring,

#### Bedroom Two 11'11" x 7'10" (3.64 x 2.39 )



UPVC double glazed window to the front aspect, central heating radiator built in storage cupboard, fitted wardrobes and carpeted flooring.

#### Bedroom Three 8'9" x 10'9" (2.67 x 3.29 )



UPVC double glazed window to the rear aspect, central heating radiator built in storage cupboard and carpeted flooring.

#### Wet Room



Two UPVC double glazed windows to the rear aspect, central heating radiator, fully tiled walls with lino flooring and fitted with a wall mounted electric shower and pedestal sink with mixer tap.

#### W.C.

UPVC double glazed window to the rear aspect, lino flooring and fitted with a low flush W.C.

## External



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## Tenure

The property is held under Freehold tenureship

## Council Tax Band

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

Local authority reference number - 0003034002010A

Council Tax band - A

## EPC Rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / O2 / Vodafone

Broadband - ADSL Under 24Mbps / Superfast 24-100Mbps / Ultrafast 100-999Mbps / Gigabit 1000Mbps

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.

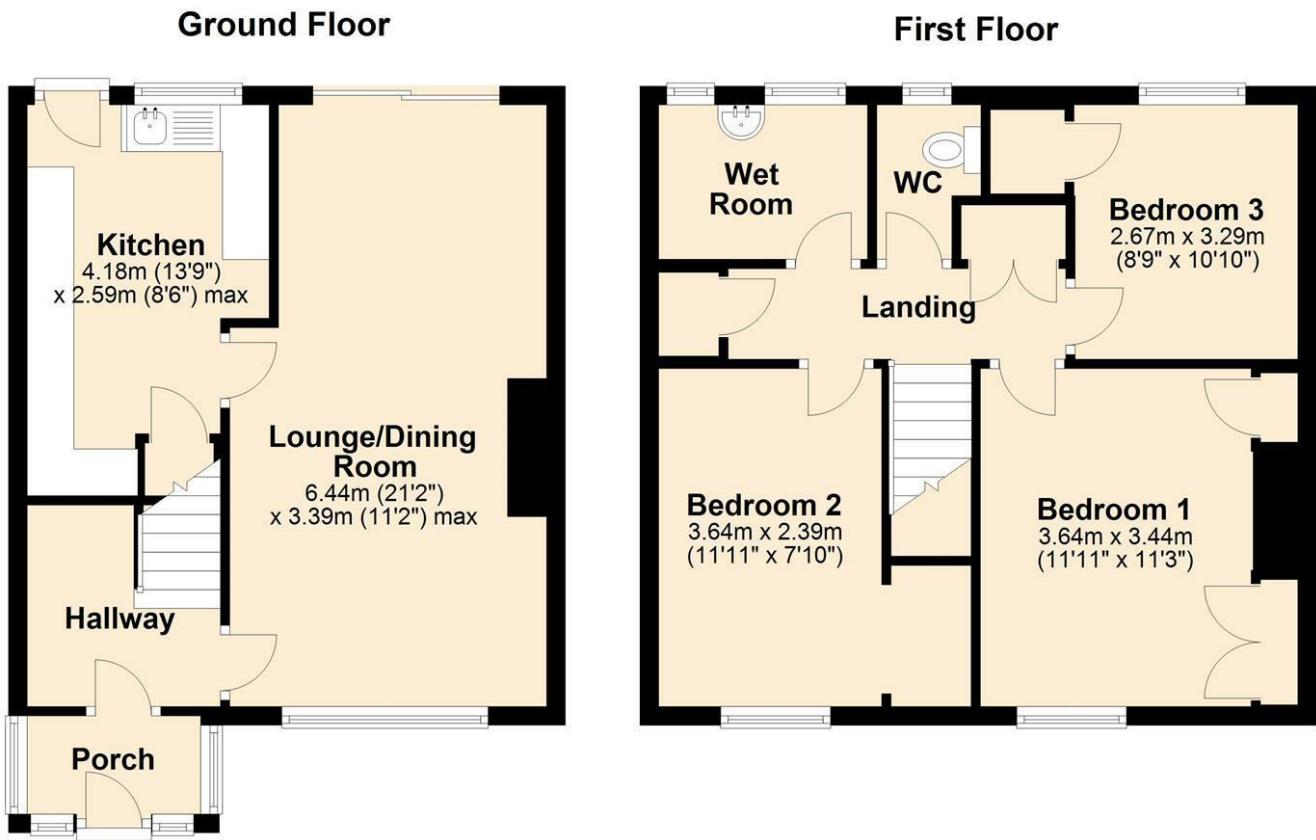
## Free Market Appraisals / Valuations

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

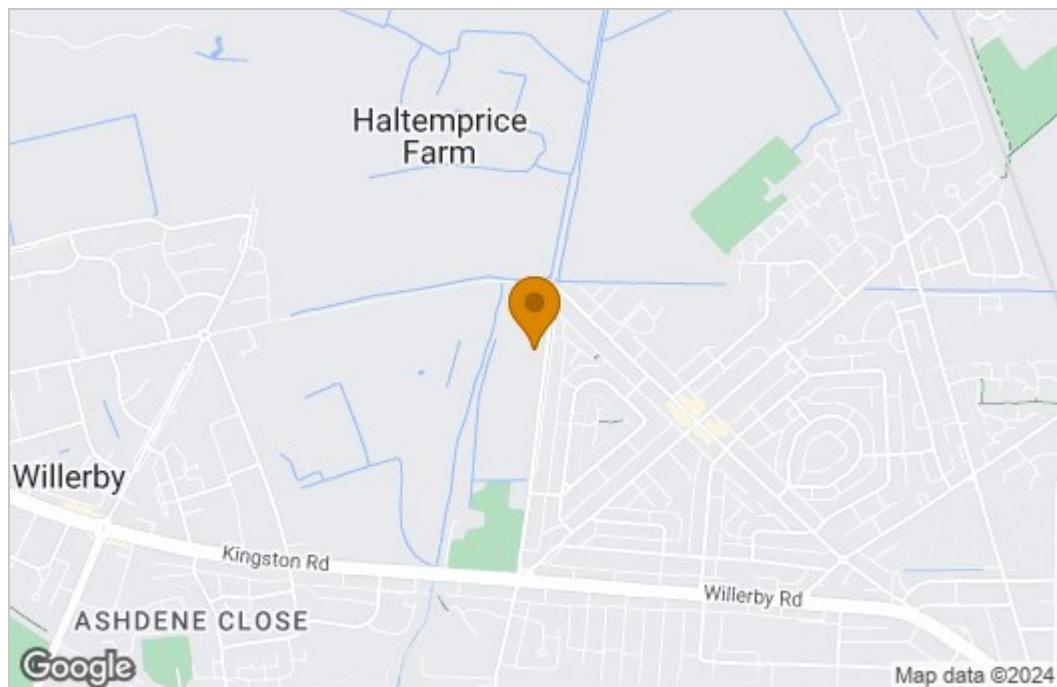
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## Floor Plan

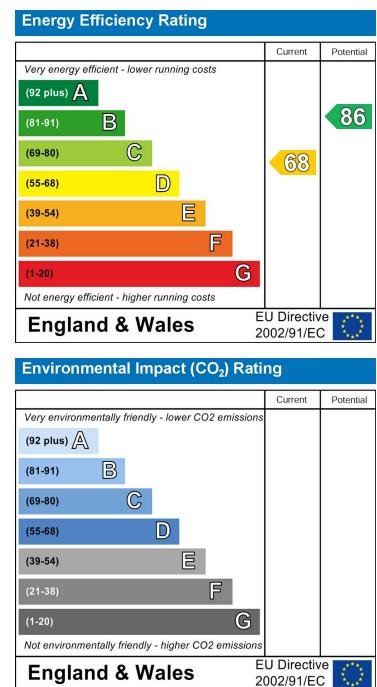


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.