

# Whitakers

Estate Agents



**195 Kingston Road, Hull, HU10 6AN**

**£249,950**

Beautifully Refurbished Home in the desirable village of Willerby

Situated in a sought-after residential area to the west of Hull, this immaculately presented home offers convenient access to local amenities, well-regarded schools, and excellent transport links to the city centre and surrounding areas.

Externally, the property features a gravelled front garden which the new owner may wish to apply for permission to lower the kerb for off-street parking, combining style with practicality.

Step inside to a welcoming entrance hall leading to a spacious front lounge with bay fronted window, to the rear of the property there is an open-plan living/dining/kitchen area with adjoining utility room, thoughtfully designed for modern living and entertaining.

Upstairs, a fixed staircase leads to two double bedrooms and 1 single bedroom, all served by a fabulous bathroom with a contemporary three-piece suite. The enclosed rear garden is partly laid to lawn with faux grass and complemented by a porcelain patio seating area, perfect for relaxing or entertaining. A path leads to a detached garage with rear and up-and-over door, and a gate providing access to a vehicle-accessible ten-foot.

This home has undergone a complete refurbishment, including: Total rewire with full electrical certificates, New plumbing throughout, Brand new boiler with a 10-year guarantee and full gas safety certification, Luxury kitchen and modern bathroom, Brand new double glazing with full guarantees, Brand new roof.

Move in with confidence knowing every detail has been upgraded to the highest standard.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a gravelled garden which a new owner may wish to apply for permission to lower the kerb on and create off-street parking.

#### Ground floor

##### Hall

Composite double glazed entrance door, central heating radiator, under stairs storage cupboard, and vinyl flooring. Leading to :

Lounge 13'2" x 11'2" maximum (4.02 x 3.41 maximum )



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

Open plan kitchen / dining room 19'0" x 17'1" (5.80 x 5.22 )



UPVC double glazed door and bi-folding door, two central heating radiators, and vinyl flooring. Fitted

with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, and washing machine.

#### First floor

##### Landing

Carpeted flooring, and leading to :

Bedroom one 11'8" x 10'7" maximum (3.56 x 3.25 maximum )



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

Bedroom two 10'8" x 10'7" (3.27 x 3.25 )



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

Bedroom three 7'3" x 5'10" (2.22 x 1.80 )



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

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external

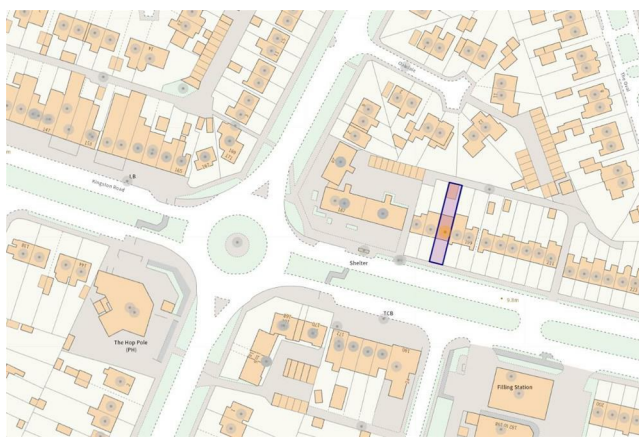


Bi-folding doors in the dining room open onto a raised patio seating area with steps that descent onto a faux grass lawn. A path leads to a detached garage, and a gate in the boundary fencing that opens onto a vehicle accessible ten-foot.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number - WIB204195000  
Council Tax band - B

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 16 Mbps / Ultrafast 10000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

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

