

# Whitakers

Estate Agents



## 5 County Road North, Hull, HU5 4HB

**£267,500**

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property which has been lovingly cared for as a family home for forty years, and is now ready for a new owner to appreciate as the same.

Externally to the front aspect, there is a large paved driveway with boundary hedging that accommodates off-street parking for multiple vehicles.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to an open plan lounge / dining room, and fitted kitchen.

The First floor boasts two fitted double bedrooms, and a bathroom furnished with a three-piece suite. A fixed staircase in the study ascends to the third bedroom with en-suite shower room.

French doors in the dining area open onto the southerly facing rear garden which is partly laid to lawn with well-stocked borders, wooden decking seating areas, and fencing to the surround.

A path leads to the back of the plot where there is a further seating area laid to with faux grass.



### Location

The section of County Road North that the property is established upon acts as an adjoining road between Bricknell Avenue and National Avenue, but also carries on straight down towards Willerby Road.

It is surrounded by a host of amenities including convenience stores, dining facilities and other local businesses, but is also well-connected by highly accessible transport links that provide routes to the Hull City center and surrounding villages.

The residence falls within the catchment of the Bricknell Primary School and Kelvin Hall School, both of which have received high Ofsted ratings, and is within close proximity to a number of leisure facilities and playing fields.

The accommodation comprises

### Front external

Externally to the front aspect, there is a large paved driveway with boundary hedging that accommodates off-street parking for multiple vehicles.

### Ground floor

#### Hall

Composite entrance door with side windows, UPVC double glazed window, central heating radiator, under stairs storage cupboard, and tiled flooring. Leading to :

#### Cloakroom

Central heating radiator, tiled flooring, and furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

### Open plan lounge / dining room



### Lounge 11'6" x 12'1" (3.52 x 3.70 )



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

### Dining area 12'11" x 12'1" maximum (3.94 x 3.70 maximum )



UPVC double glazed French doors, central heating radiator, log burner with tiled hearth and oak mantel, and carpeted flooring.

### Kitchen 21'5" x 8'4" (6.54 x 2.56 )



Composite door with side window, three UPVC double glazed windows, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, contemporary worktops with splashback up stand above, sink with mixer tap, plumbing for a washing machine and dishwasher,

integrated double oven, and hob with extractor hood above.

First floor

Landing

UPVC double glazed window, and lent real heating radiator. Leading to :

Bedroom one 14'0" x 11'9" (4.28 x 3.59 )



UPVC double glazed bay window, central heating radiator, built-in wardrobes, and solid oak flooring.

Bedroom two 10'9" x 11'10" (3.30 x 3.61 )



UPVC double glazed window, central heating radiator, built-in storage cupboards, and carpeted flooring.

Study 7'6" x 6'3" (2.29 x 1.92 )



UPVC double glazed bow window, central heating radiator, built in storage wardrobe and carpeted flooring. A fixed staircase ascends to the second floor.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath with mixer tap / shower and electric shower, pedestal sink with dual taps, and low flush W.C.

Second floor

Bedroom three 14'4" x 16'10" (4.39 x 5.14 )



Two UPVC double glazed windows and a roof style windows, central heating radiator, storage in the eaves, and laminate flooring.



### En-suite



UPVC double glazed window, central heating radiator, wall mounted mirror with lighting, fully tiled, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

### Rear external



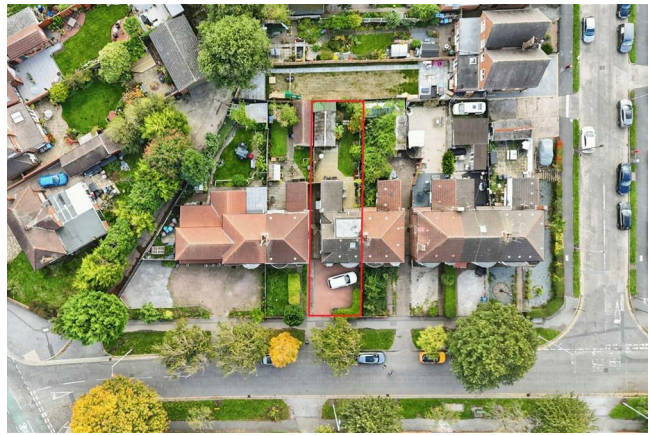
French doors in the dining area open onto the southerly facing rear garden which is partly laid to lawn with well-stocked borders, wooden decking seating areas, and fencing to the surround. A path leads to the back of the plot where there is a further seating area laid to with faux grass. The residence also benefits from having a wooden storage shed, an outside tap, and two storage boxes.

### Garage



Detached garage with connection to lighting / power, and accessed via a personal side door.

### 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 - 00060315000503

Council Tax band - C

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 5 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

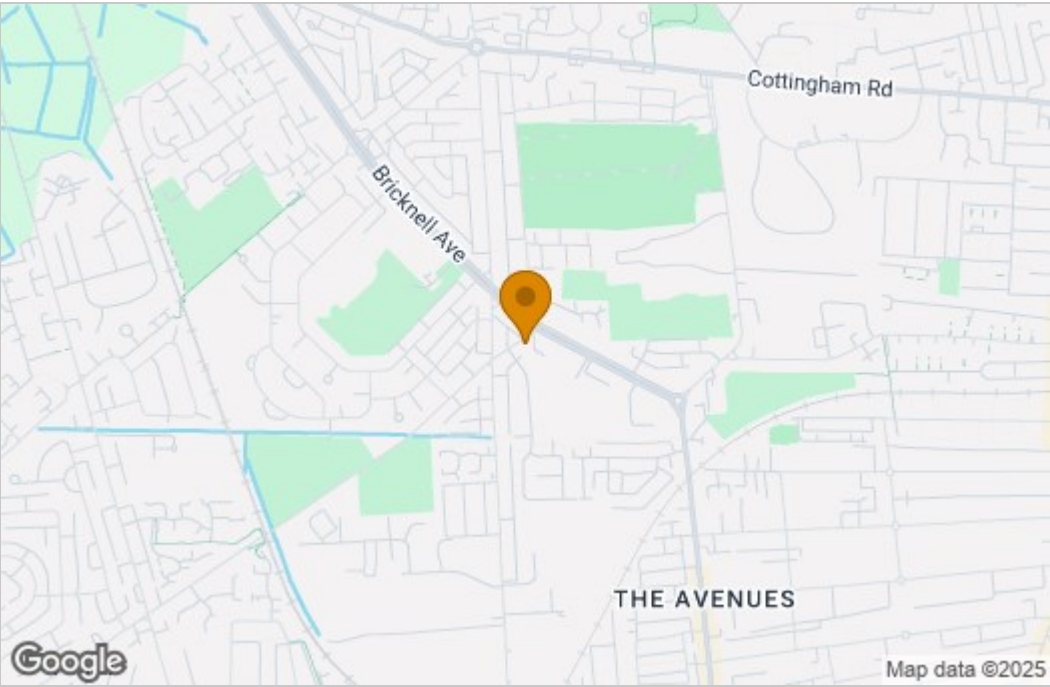
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Floor Plan

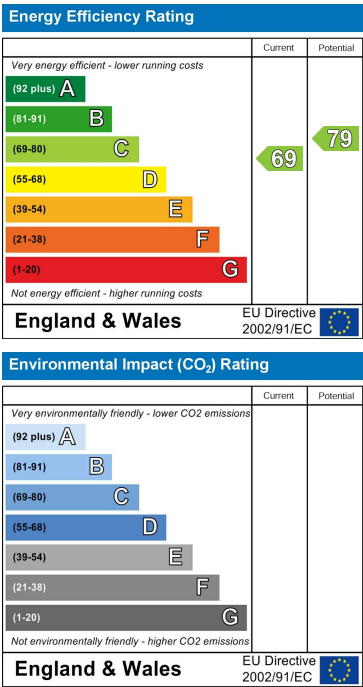


Total area: approx. 118.2 sq. metres (1272.3 sq. feet)

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.