

# Whitakers

Estate Agents



**216 Wymersley Road, Hull, HU5 5PX**

**Offers In The Region Of £175,000**

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

Lovingly cherished by the same family since its construction, this end-terrace home occupies an impressively spacious corner plot, allowing the property to be extensively extended over time to accommodate the needs of a growing family.

The ground floor features a welcoming porch opening into the entrance hall, a bright and open-plan lounge/dining room, and a well-appointed fitted kitchen. Upstairs, the first floor offers two generous double bedrooms, a comfortable third bedroom, and a bathroom complete with a classic three-piece suite.

Externally, the front of the property enjoys a lawned garden with attractive planting and elegant wrought-iron fencing. To the rear, French doors from the dining room lead to a low-maintenance garden enhanced by a raised seating area and planter—perfect for outdoor relaxation.

Further benefiting the home is an integral garage equipped with lighting and power, accessible via an automated door for added convenience.



The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with decorative plating, and wrought iron fencing to the surround.

Ground floor

Porch

UPVC double glazed door with side window, UPVC double glazed window, and carpeted flooring. Opening to :

Hallway

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

Open plan lounge / dining room



Lounge 14'10" x 10'8" (4.54 x 3.26 )



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

Dining room 10'5" x 8'5" (3.20 x 2.57 )



UPVC double glazed French doors, and carpeted flooring.

Kitchen 15'4" x 11'3" (4.68 x 3.44 )



UPVC double glazed door with side window, UPVC double glazed window, central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, integrated oven / grill, and hob with extractor hood above.

First floor



### Landing

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

Bedroom one 12'9" x 10'2" (3.89 x 3.11 )



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

Bedroom two 10'11" x 10'2" (3.33 x 3.10 )



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

Bedroom three 9'4" x 7'1" (2.87 x 2.18 )



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

Bathroom 6'3" x 5'6" (1.91 x 1.68 )



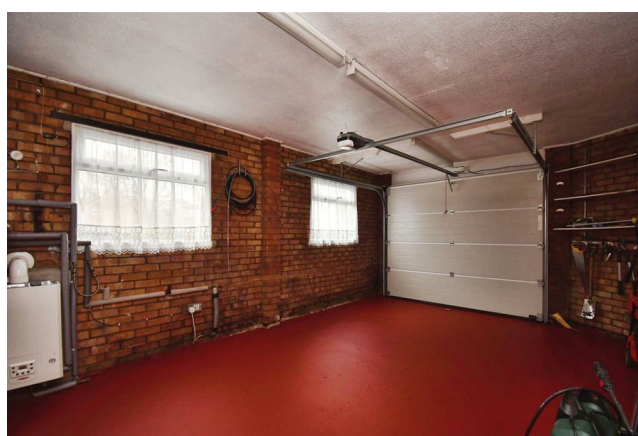
UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

### Rear external



Externally to the front aspect, there is a lawned garden with decorative plating, and wrought iron fencing to the surround. French doors in the dining room open onto the low maintenance rear garden which enjoys a raised seating area, and raised planter.

Garage 14'11" x 12'9" (4.55 x 3.90 )



Automated vehicle door, UPVC double glazed door, two UPVC double glazed windows, and connection to lighting / power.

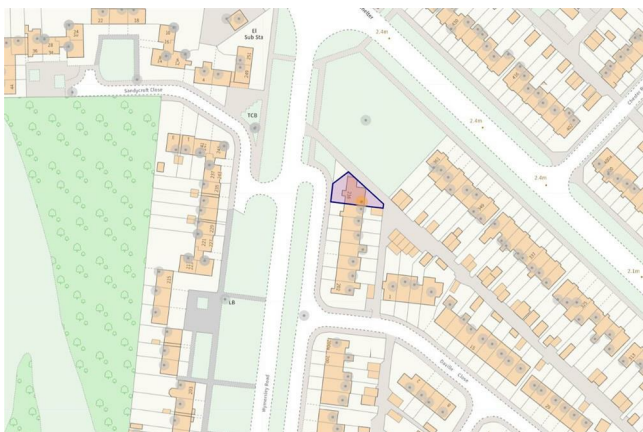
### Additional features

The residence also benefits from having outside an outside tap and power socket to the front and rear.

### 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 - 0003034002160B

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 / O2

Broadband - 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

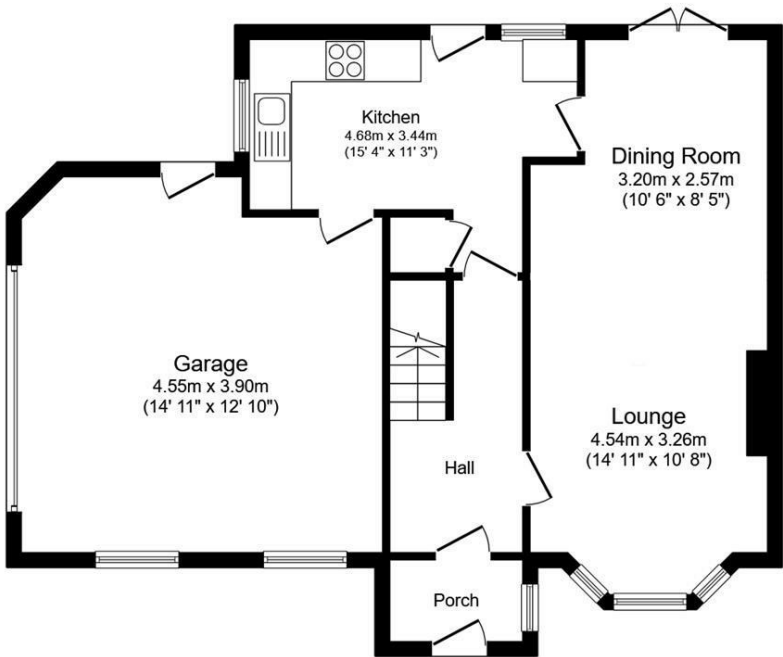
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

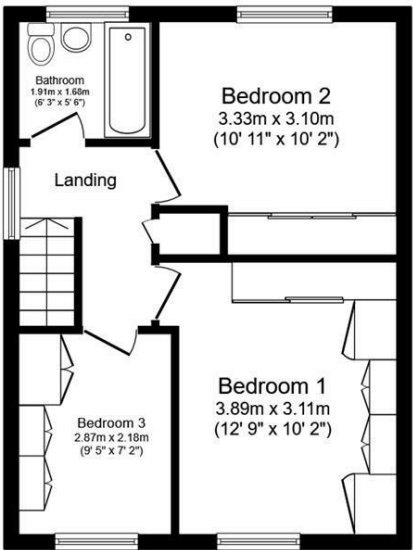
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Floor Plan



Ground Floor  
Floor area 74.8 sq.m. (806 sq.ft.)

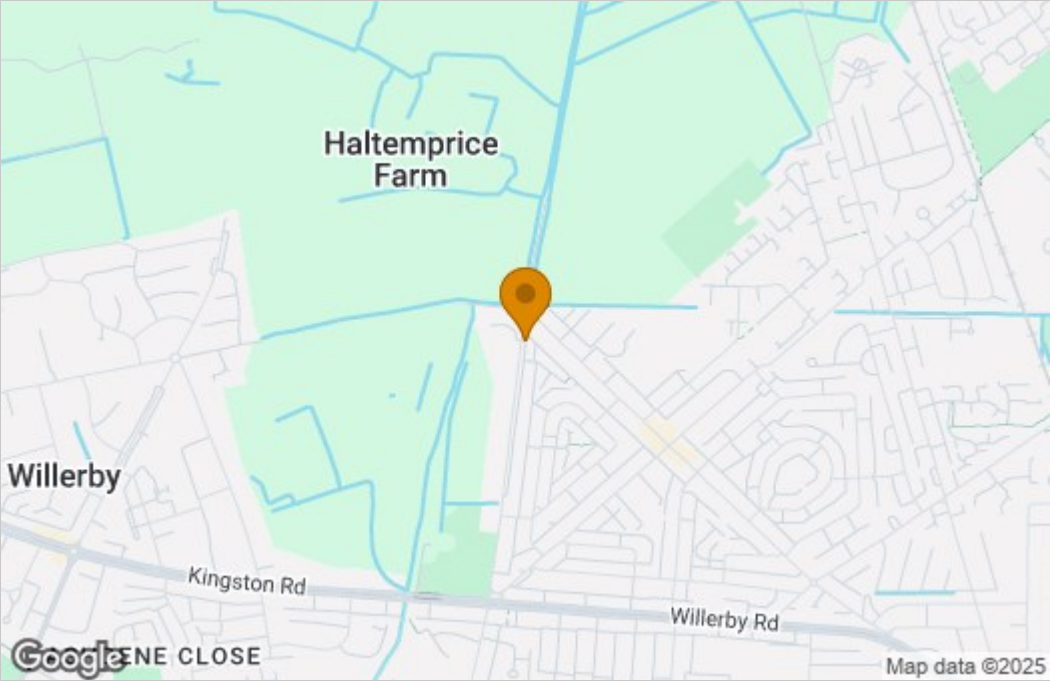


First Floor  
Floor area 39.4 sq.m. (425 sq.ft.)

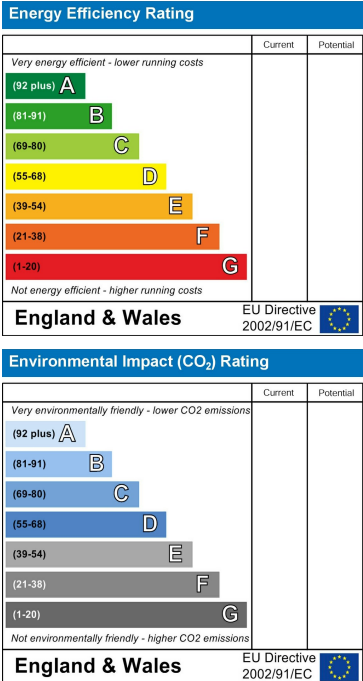
Total floor area: 114.3 sq.m. (1,230 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](https://www.propertybox.io)

Area Map



Energy Efficiency Graph



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