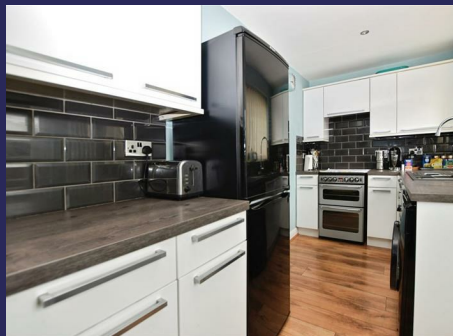


# Whitakers

Estate Agents



**58 County Road South, Hull, HU5 5NB**

**Offers In The Region Of £125,000**

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

Ideally suited for a first time buyer or young family, this traditional end-terrace property is conveniently located on County Road South to take advantage of close proximity to a range of local conveniences, and transport links that provide easy access to the Hull city center.

Externally to the front aspect, there is a paved garden with decorative planting, and a gravelled border. A shared side passage leads to a gate that opens to the back of the plot.

Internally, the layout briefly comprises : entrance hall, open plan lounge / dining room, and fitted kitchen; the first floor boasts a bay fronted master bedroom, good second bedroom, and a bathroom furnished with a three-piece suite.

The southerly facing rear garden is low maintenance in design being gravelled, and complimented by patio seating areas. A gate in the boundary fencing opens to the vehicle accessible ten-foot and access to the detached garage.



The accommodation comprises

#### Front external

Externally to the front aspect, there is a paved garden with decorative planting, and a gravelled border. A shared side passage leads to a gate that opens to the back of the plot.

#### Ground floor

##### Hall

UPVC double glazed door with side window, central heating radiator, and laminate flooring. Leading to :

##### Open plan lounge / dining room



Lounge 12'8" x 11'2" (3.87 x 3.42 )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and surround, and laminate flooring.

Dining room 7'1" x 14'2" (2.17 x 4.32 )

UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 6'2" x 13'8" (1.88 x 4.17)



UPVC double glazed door and window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with hob and extractor hood above.

#### First floor

#### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 12'2" x 11'5" (3.71 x 3.48 )



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

Bedroom two 8'10" x 7'6" (2.70 x 2.31 )



UPVC double glazed window, central heating radiator, built-in storage shelves and fitted boiler cupboard, and carpeted flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with

laminated flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

#### Rear external

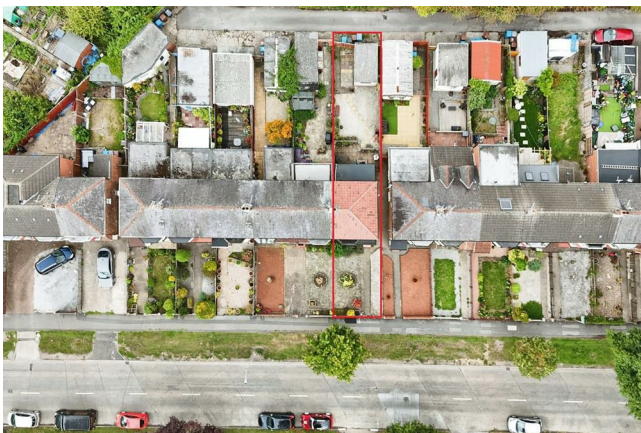


The southerly facing rear garden is low maintenance in design being gravelled, and complimented by patio seating areas.

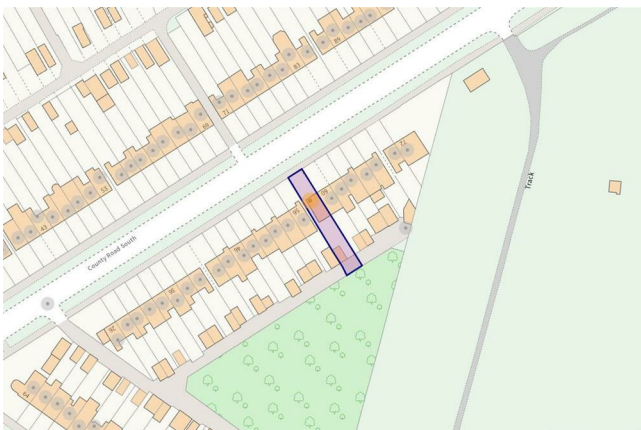
#### Car parking

A gate in the boundary fencing opens to the vehicle accessible ten-foot and access to the detached garage.

#### 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 - 00030375005808

Council Tax band - A

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

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

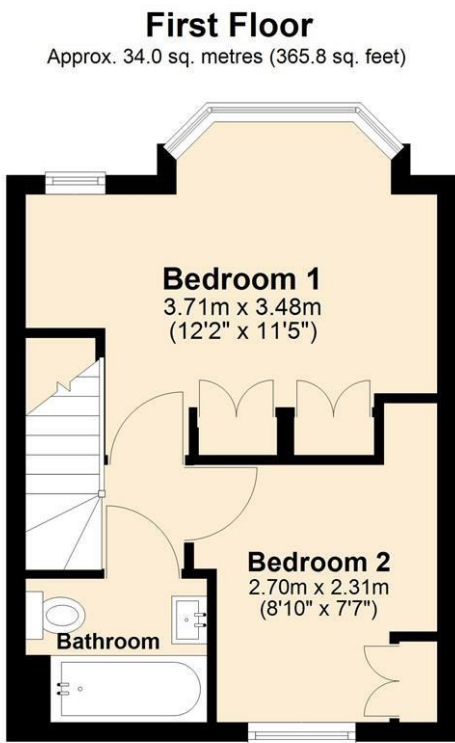
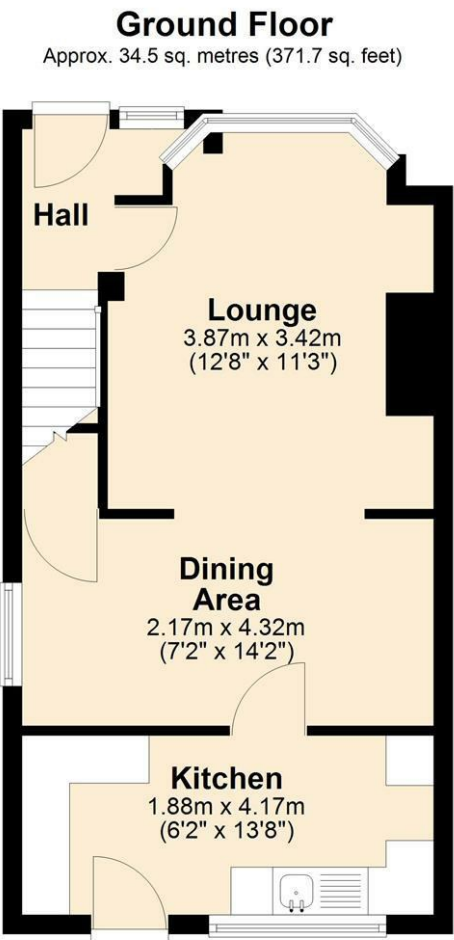
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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.

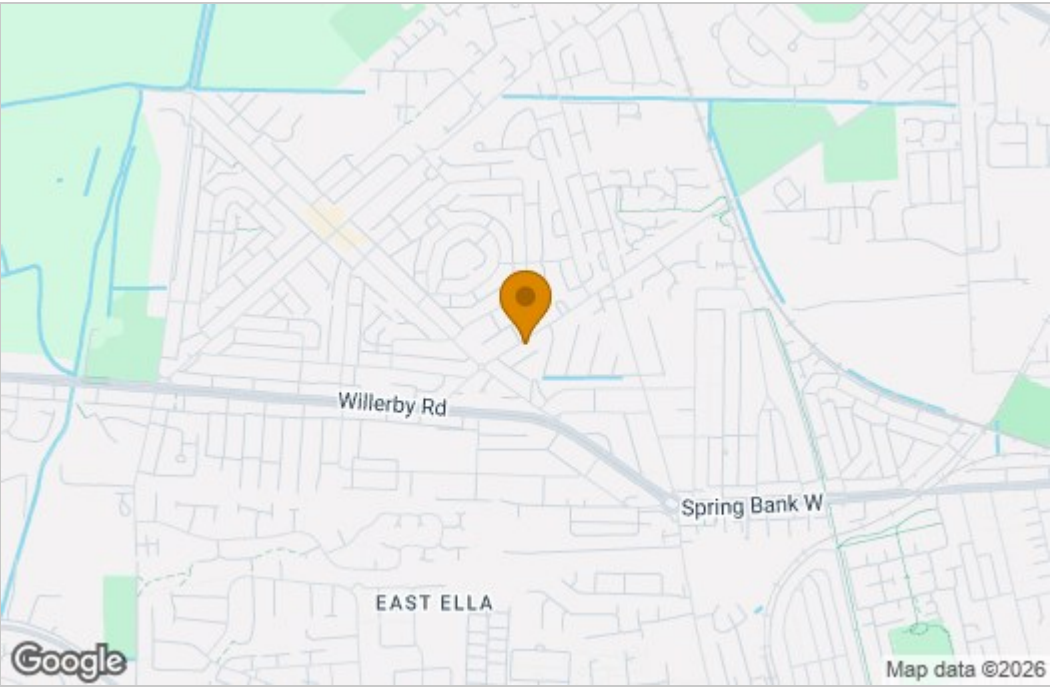


Floor Plan

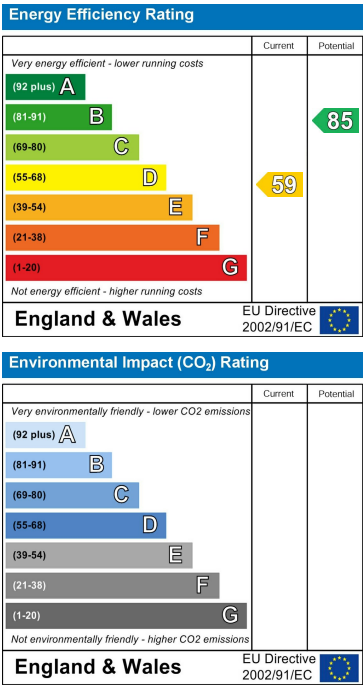


Total area: approx. 68.5 sq. metres (737.5 sq. feet)

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.