

Whitakers

Estate Agents



51 Rokeby Park, Hull, HU4 7QE

£195,000

This well presented traditional semi-detached property has been the subject of vast improvement by the current owners and is now offered to the market as move into condition and ready to enjoy. The accommodation is conveniently placed off the well-connected Anlaby Park to embrace the tranquillity of its off-main-road positioning without compromising on its proximity to the Costello Stadium with accompanying playing fields and other amenities including shops and eating establishments.

The main features include: entrance hall, spacious lounge, dining room and fitted kitchen to the ground floor, and three fitted bedrooms and a shower room to the first floor.

Externally to the front of the property there is a block paved garden with the curb dropped to accommodate off-street parking. A shared driveway leads to the garage and access to the enclosed rear garden which is mainly laid to lawn with a block paved seating area.

Taken together, the accommodation on offer is an ideal opportunity for the growing family seeking to reside within the catchment area of a number of well-regarded schools and in a home they can move straight into.

Viewing at the earliest convenience is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Porch

UPVC double glazed French doors and tiled flooring. Wooden door leading to:

Entrance Hall



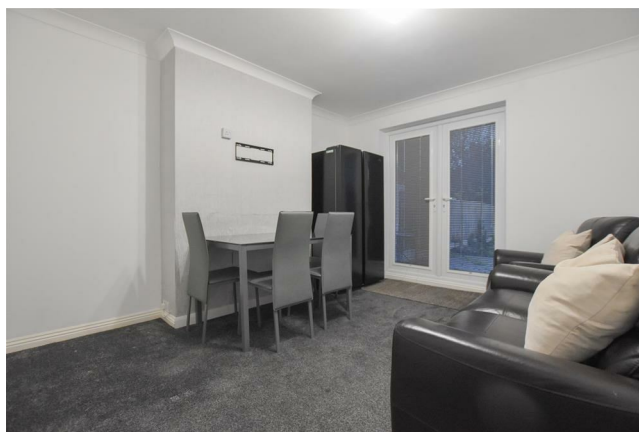
UPVC double glazed window, central heating radiator, under stairs storage cupboard and tiled flooring.

Lounge 15'10" x 12'5" (4.83m x 3.81m)



UPVC double glazed bay window, central heating radiator, focal point fireplace with tiled inset and tiled hearth and carpeted flooring.

Dining Room 12'4" x 11'1" (3.76m x 3.38m)



UPVC double glazed French doors leading to the rear external, central heating radiator and carpeted flooring.

Kitchen 12'4" x 6'8" (3.76m x 2.04m)



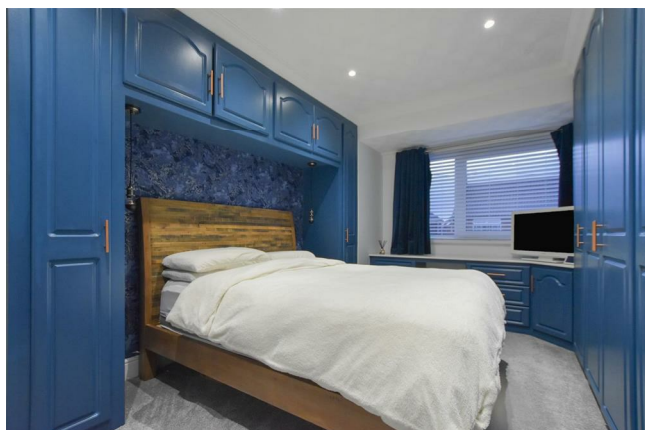
UPVC double glazed door leading to the rear external, UPVC double glazed window, central heating radiator, built in storage cupboard, vinyl flooring, and fitted with a range of white floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and plumbed for an automatic washing machine.

First Floor

Landing

UPVC double glazed window, access to the boarded loft hatch and carpeted flooring. Leading to:

Bedroom One 15'1" x 8'7" (4.60m x 2.64m)



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

Bedroom Two 12'4" x 10'0" (3.78m x 3.05m)



UPVC double glazed window, central heating radiator, fitted wardrobe, and laminate flooring.

Bedroom Three 9'4" x 7'4" (2.87m x 2.26m)



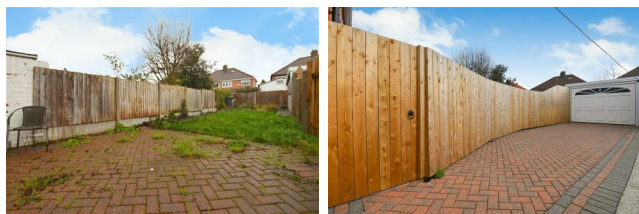
UPVC double glazed window, central heating radiator, fitted wardrobe, and carpeted flooring.

Shower Room 6'0" x 5'8" (1.85m x 1.75m)



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

External



Externally to the front of the property there is a block paved garden with the curb dropped to accommodate off-street parking. A shared driveway leads to the garage and access to the enclosed rear garden which is mainly laid to lawn with a block paved seating area.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - B

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

EPC Rating

EPC rating - D

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.

Material Information

Construction - Brick & Tile

Conservation Area - No

Flood Risk - Medium

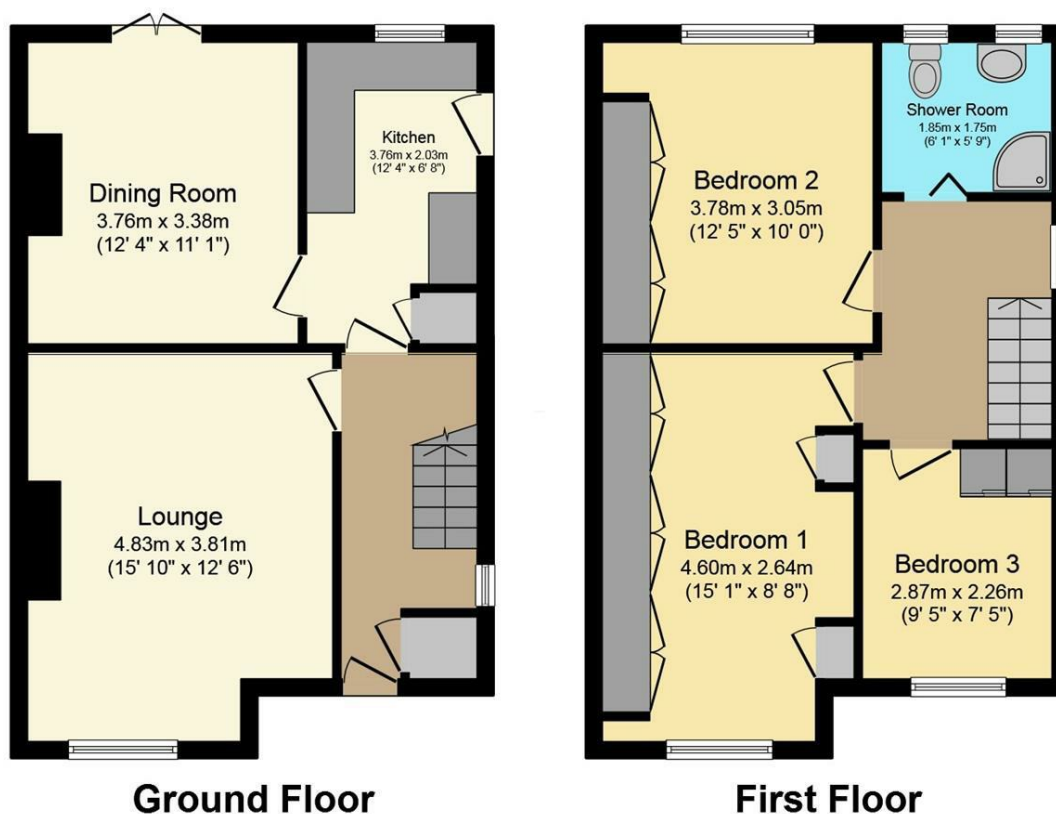
Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

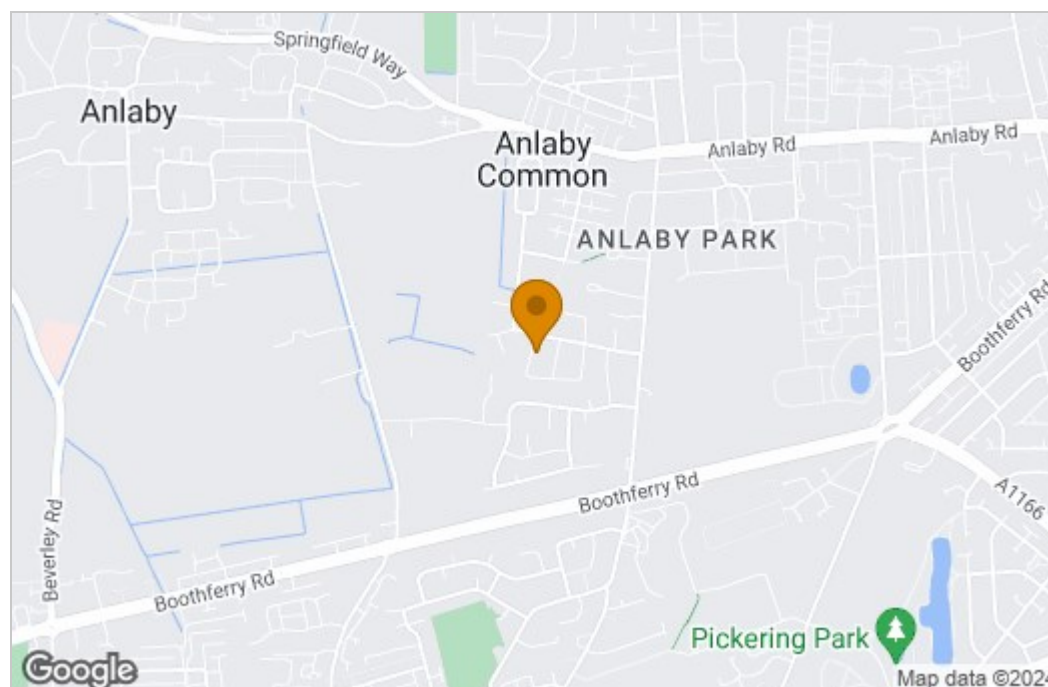
Floor Plan





Total floor area 92.9 m² (1,000 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>63</p>	<p>82</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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