

# Whitakers

Estate Agents



## 101 Coronation Road South, Hull, HU5 5QW

**£129,950**

This neatly presented mid-terrace style property is offered to the market with NO ONWARD CHAIN, and would make an ideal home for a growing family.

The main features include - hallway incorporating a W.C, fitted kitchen / diner, and spacious dining room with French doors opening to the conservatory. The first floor boasts two double bedrooms, a good third bedroom, and a bathroom.

Externally there is a paved forecourt with wrought iron fencing to the perimeter, and access to two brick-built outbuildings. The enclosed rear garden is partly laid to lawn, and complimented by gravelled and paved areas.

The accommodation comprises

#### Front external



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#### Ground floor

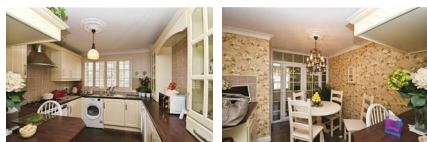
##### Hall

UPVC double glazed entrance door, built-in storage cupboard, and laminate flooring. Leading to :

##### W.C.

Double glazed window, tiled flooring, and furnished with a two-piece suite comprising wash basin and low flush W.C.

Kitchen 18'6" x 9'5" (5.65 x 2.89 )



UPVC double glazed bow window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Lounge 10'5" x 15'6" (3.20 x 4.73 )



UPVC double glazed French doors to the conservatory, central heating radiator, electric stove, and laminate flooring.

Conservatory 9'7" x 9'3" (2.94 x 2.84 )



UPVC double glazed throughout with French doors opening to the rear garden, and tiled flooring.

#### First floor

##### Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'5" x 9'4" maximum (4.09 x 2.85 maximum )



UPVC double glazed window, warm air heating system, fired wardrobes, and carpeted flooring

Bedroom two 12'7" x 9'3" (3.84 x 2.83 )



UPVC double glazed window, and laminate flooring.

Bedroom three 8'8" x 6'6" (2.66 x 2.00 )



UPVC double glazed window, and laminate flooring.

## Bathroom



UPVC double glazed window, fully tiled, and furnished with a three-piece suite comprising panelled bath, pedestal sink, and low flush W.C.

## Rear external



The enclosed rear garden is partly laid to lawn, and complimented by gravelled and paved areas.

## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030382010103

Council Tax band - A

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Vey low

Mobile Coverage / Signal -

Broadband - Basic 7 Mbps / 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.

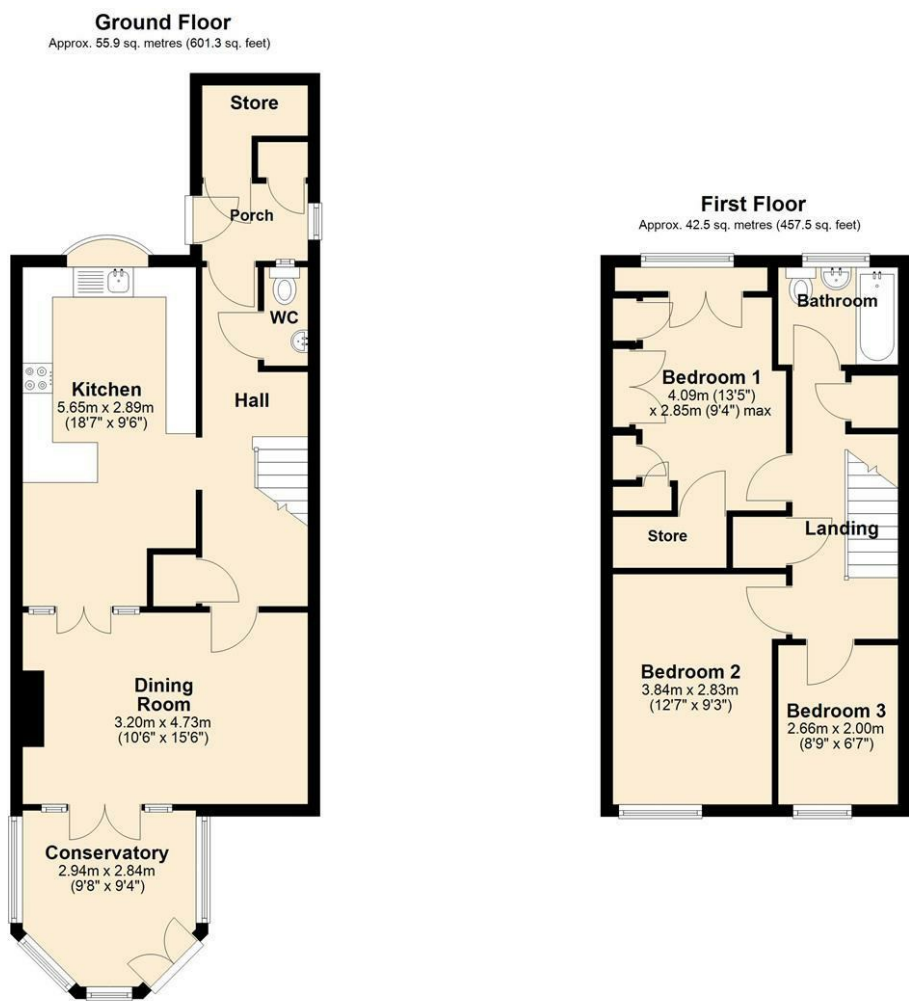
## Free Market Appraisals / Valuations

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.

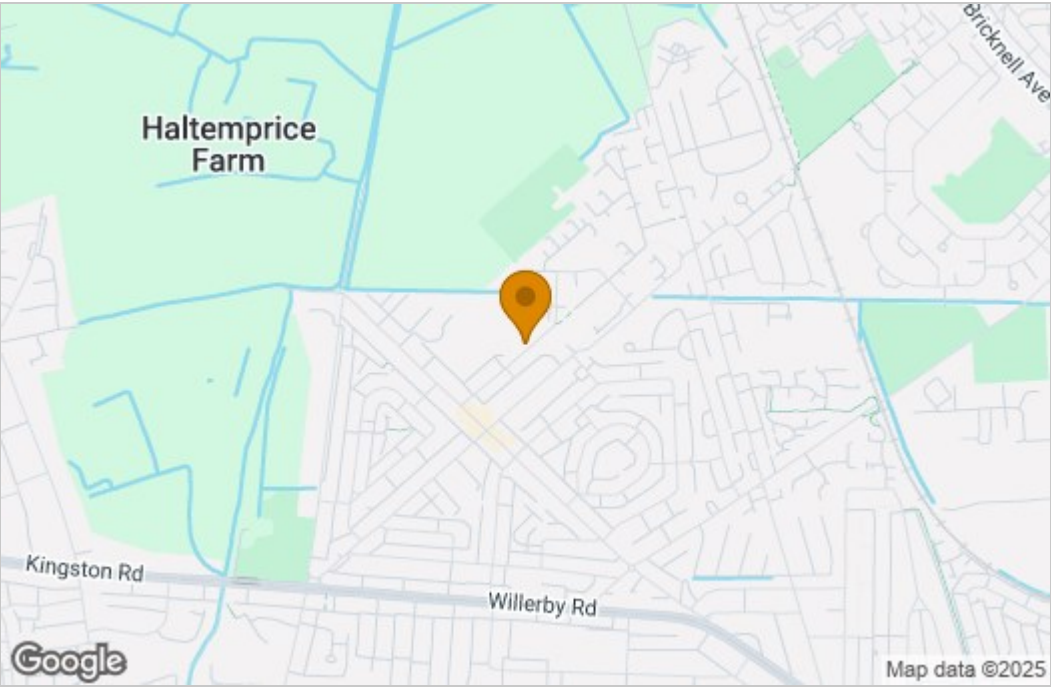
## Whitakers Estate Agent Declaration

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.

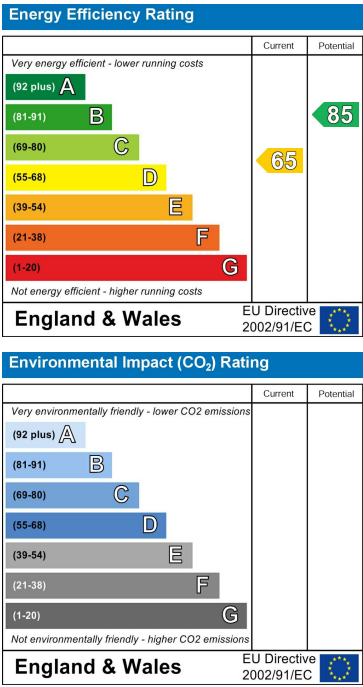
Floor Plan



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.