

# Whitakers

Estate Agents



## 278 Kingston Road, Hull, HU10 6ND

**£210,000**

Whitakers Estate Agents are pleased to introduce this traditional three-bedroom mid-terrace home, beautifully maintained and offering spacious accommodation designed for comfortable everyday living. An excellent choice for a growing family, the property blends period character with a welcoming, ready-to-move-into interior, set within a sought-after residential area.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious bay fronted lounge, and open plan kitchen / dining room. A fixed staircase rises to the first floor which boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a paved courtyard with the kerb lowered to accommodate off-street parking. French doors open onto wooden steps that descend onto a patio seating area which overlooks a lawned garden with well-stocked borders. A path leads towards a detached garage and gate in the boundary fencing that opens onto a vehicle accessible ten-foot.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved courtyard with the kerb lowered to accommodate off-street parking.

Ground floor

Hall



Composite entrance door, central heating radiator, two under stairs storage cupboards, and tiled flooring. Leading to :

Lounge 21'3" x 11'8" (6.50 x 3.58 )



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

Open plan kitchen / dining room 15'3" x 17'7" (4.67 x 5.36 )

Kitchen



UPVC double glazed window, and tiled flooring. 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, and integrated oven with hob and extractor hood above.

Dining area



UPVC double glazed French doors, central heating radiator, and tiled flooring.

First floor

Landing

Carpeted flooring, and leading to :

### Bedroom one 15'3" x 11'1" (4.67 x 3.38 )



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

### Bedroom two 15'4" x 11'2" (4.69 x 3.42 )



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

### Bedroom three 8'3" x 6'2" (2.53 x 1.89 )



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

### Bathroom



With access to the loft hatch, UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

### Rear external



French doors open onto wooden steps that descend onto a patio seating area which overlooks a lawned garden with well-stocked borders. A path leads towards a detached garage and gate in the boundary fencing that opens onto a vehicle accessible ten-foot.

### Location

Kingston Road is ideally positioned in the heart of Willerby, one of Hull's most sought-after residential villages, offering a perfect balance of convenience and community feel. The area benefits from a wide range of local amenities, well-regarded schools, shops, and eateries, along with excellent transport links providing easy access to Hull city centre and the surrounding motorway network.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB204278000

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 21 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.

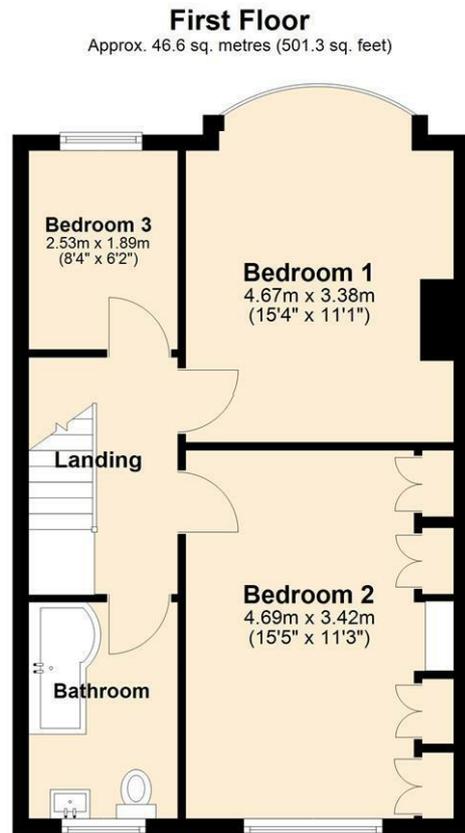
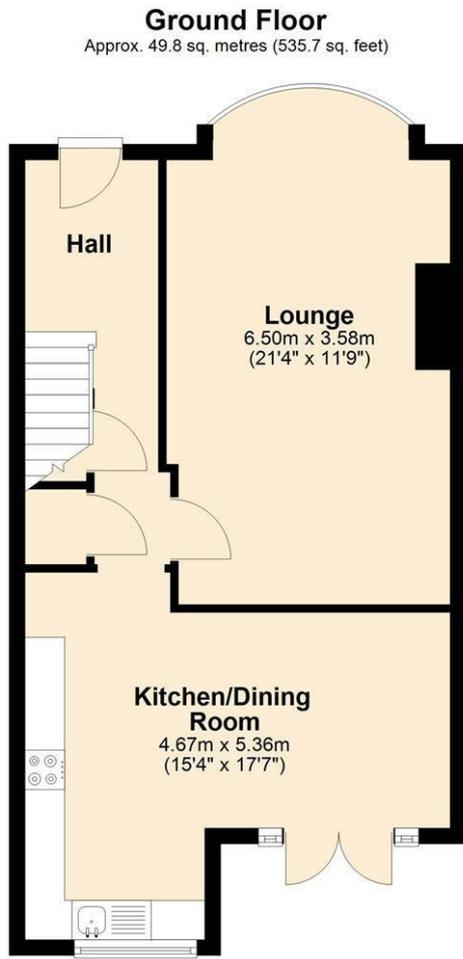
### Free Market Appraisals / Valuations

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

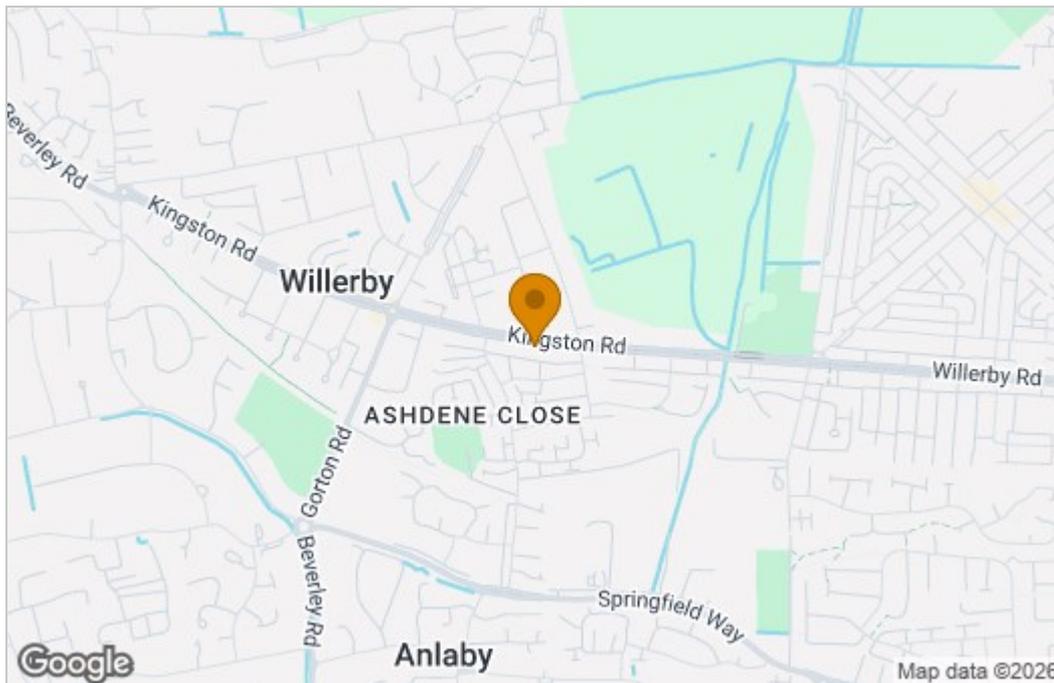
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

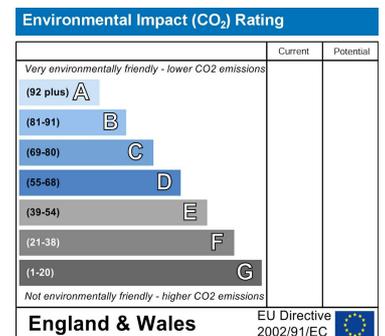
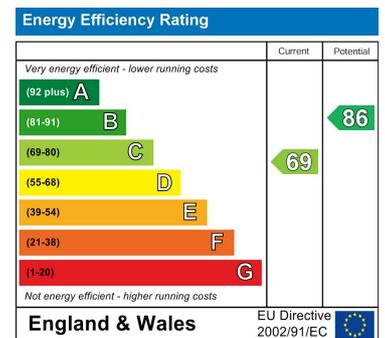


Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

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