

Whitakers

Estate Agents



318 North road, Hull, HU4 6DD

£150,000

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property which has been recently refurbished throughout to suit the needs of a modern growing family.

Externally to the front aspect, there is a gravelled garden with decorative planting, and fencing to the surround. A block paved path leads to the entrance door.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to an open plan lounge / dining room, and fitted kitchen extension.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the dining area open onto the rear garden which is partly laid to lawn with decorative planting, and complimented with patio seating areas. A path leads to the detached garage, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

The accommodation comprises

Front external

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Ground floor

Hall



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

Open plan lounge / dining room



Lounge 11'9" x 10'11" (3.59 x 3.34)



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

Dining area 13'1" x 11'2" (4.00 x 3.42)



UPVC double glazed French doors, and carpeted flooring.

Kitchen 18'11" x 6'2" (5.77 x 1.90)



UPVC double glazed door and windows, central heating radiator, under stairs storage cupboard, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

First floor

Landing

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

Bedroom one 14'9" x 8'1" (4.50 x 2.48)



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

Bedroom two 11'4" x 11'2" (3.47 x 3.42)



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

Bedroom three 9'10" x 6'9" (3.00 x 2.06)



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

Bathroom 5'10" x 5'10" (1.80 x 1.80)



UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining area open onto the rear garden which is partly laid to lawn with decorative planting, and complimented with patio seating areas. A path leads to the detached garage, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

Additional features

Location

North Road, Hull, HU4 6DD is situated in the western part of Kingston upon Hull, within a well-established residential area that offers a convenient balance of local amenities and transport links. The property lies close to Anlaby Road, one of the city's main routes, providing direct access to Hull city centre, which is approximately 2-3 miles away. Nearby facilities include local shops, supermarkets, schools, and healthcare services, while larger retail and leisure options can be found at St Stephen's Shopping Centre and around the bustling city centre waterfront. The area also benefits from regular

public transport services and easy road connections towards Hessle, the A63, and the Humber Bridge, making it a practical location for commuters and families alike.

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 - 0003017503180A

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 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.

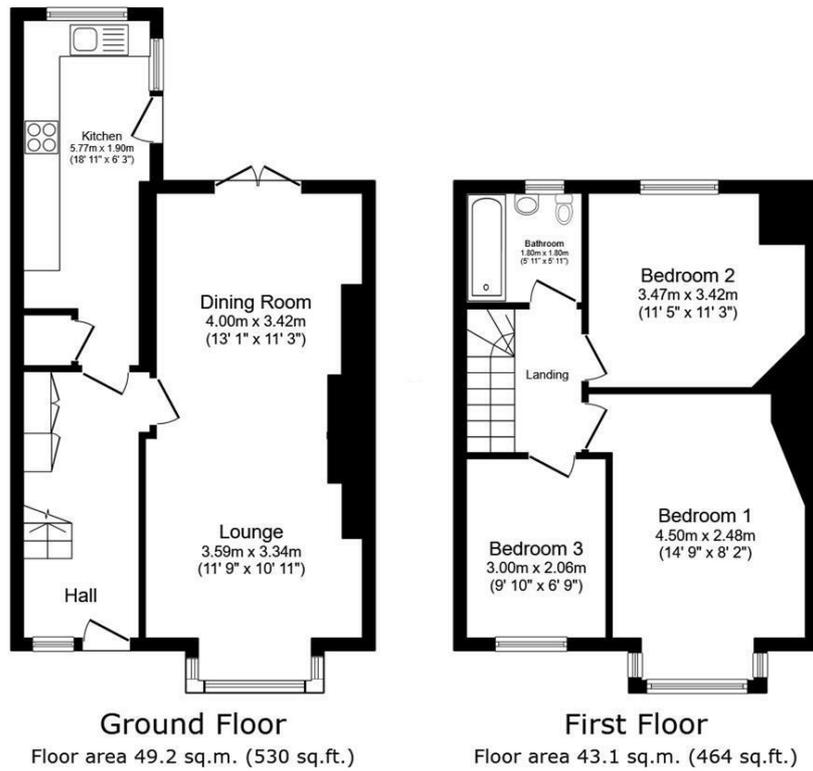
Free Market Appraisals / Valuations

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.

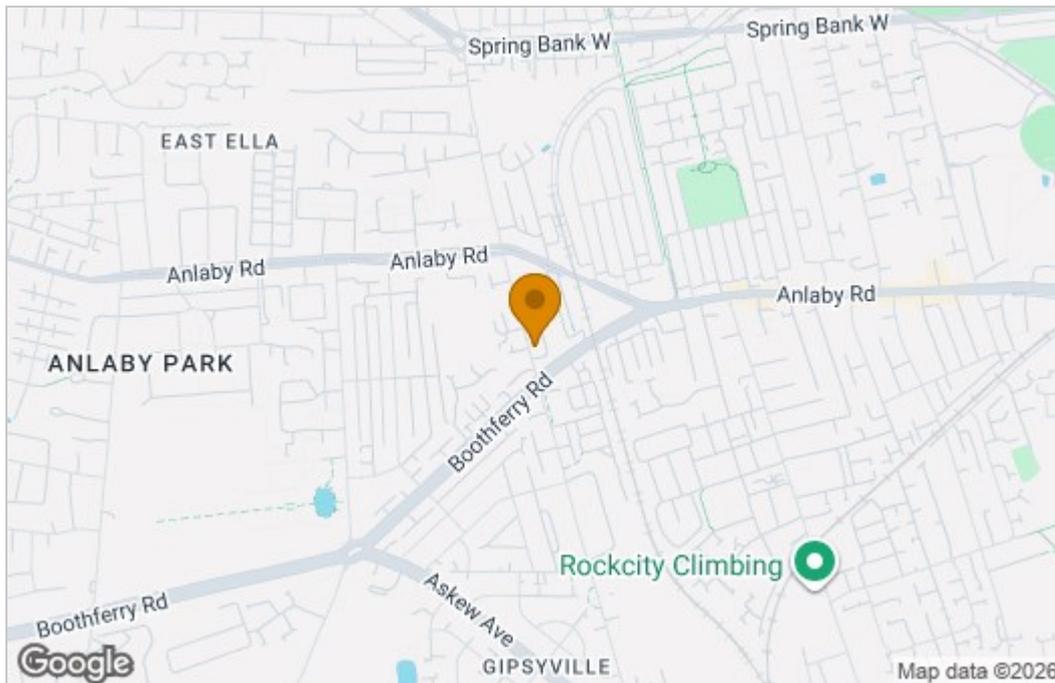
Floor Plan



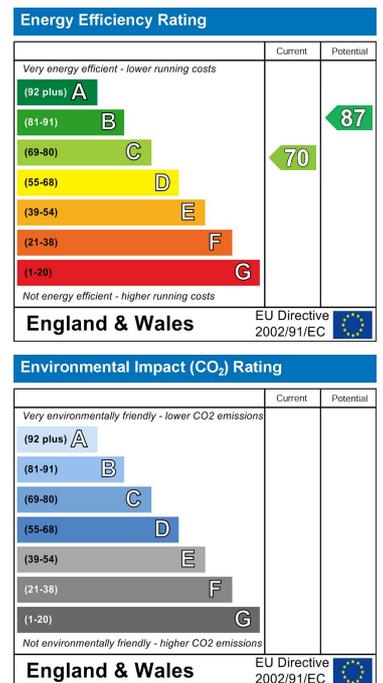
Total floor area: 92.3 sq.m. (994 sq.ft.)

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

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.