Whitakers
Estate Agents

11 Nelson Road, Hull, HU5 5HL

£168,000

Whitakers Estate Agents are pleased to introduce this terraced property on Nelson Road, offering well-proportioned accommodation throughout together with off-street parking and a generous rear garden. Ideally suited to first-time buyers, young families or those looking to move within the area, the property provides a practical layout with a good balance of living and bedroom accommodation.

The ground floor opens into an entrance hall, leading through to an open plan lounge / dining room. The lounge benefits from a bay window and feature fireplace, while the dining area provides useful under-stairs storage. To the rear, the kitchen is fitted with a range of units, integrated oven / microwave and fridge-freezer, together with plumbing for a washing machine and dishwasher.

A staircase ascends to the first floor, where there are two bedrooms, an office / nursery, and the bathroom. The main bedroom features a bay window and traditional fireplace, while bedroom two benefits from a built-in cupboard housing the boiler.

Externally, the property is approached via a gravelled frontage, with a lowered kerb providing off-street parking. The rear garden is mainly laid to lawn with a patio, together with a further seating area, garden room and wooden storage shed towards the end of the plot. A gate within the boundary fencing provides access to the vehicle-accessible ten-foot.

The accommodation comprises

Front external

Externally, the property is approached via a gravelled frontage, with a lowered kerb providing off-street parking.

Ground floor

Hall
UPVC double glazed door, central heating radiator, and laminate flooring.

Open plan lounge / dining room

Lounge 14'5" x 12'2" (4.40 x 3.72)

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

Dining room 8'0" x 15'1" (2.46 x 4.61)

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

Kitchen 10'11" x 6'9" (3.35 x 2.07)

UPVC double glazed door and two windows, central heating radiator, and laminate flooring. 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 dishwasher, and integrated oven / microwave, hob with extractor hood above, and fridge-freezer.

First floor

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

Bedroom one 12'4" x 9'4" maximum (3.76 x 2.85 maximum)

UPVC double glazed bay window, central heating radiator, traditional feature fireplace with tiled

hearth and exposed brick surround, and carpeted flooring.

Bedroom two 10'8" x 9'1" (3.26 x 2.78)

UPVC double glazed window, central heating radiator, built-in storage cupboard that houses the boiler, and carpeted flooring.

Nursery/Office 5'11" x 5'2" (1.82 x 1.60)

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

Bathroom

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 electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

The rear garden is mainly laid to lawn with a patio, together with a further seating area, garden room and wooden storage shed towards the end of the plot. A gate within the boundary fencing provides access to the vehicle-accessible ten-foot.

Additional features

The residence also benefits from having an outside tap, and a wooden storage shed.

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030312001103
Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

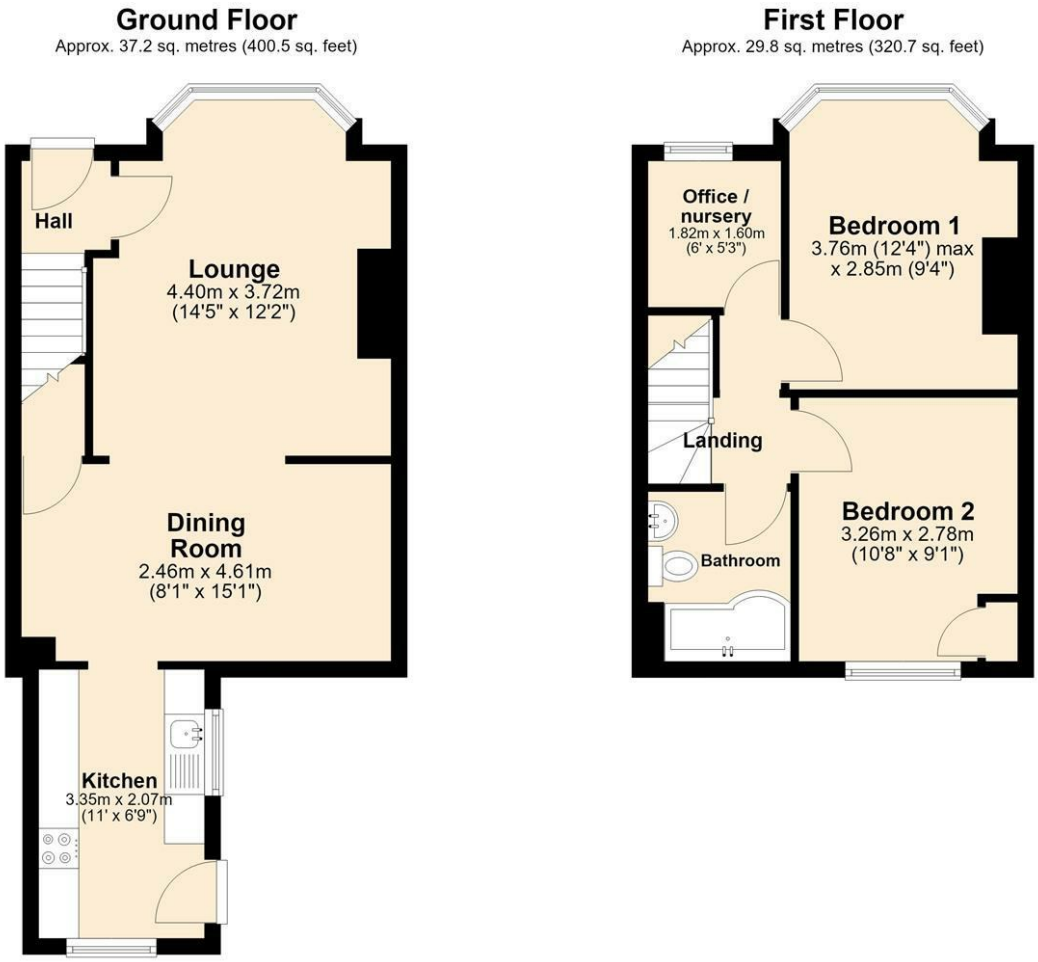
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

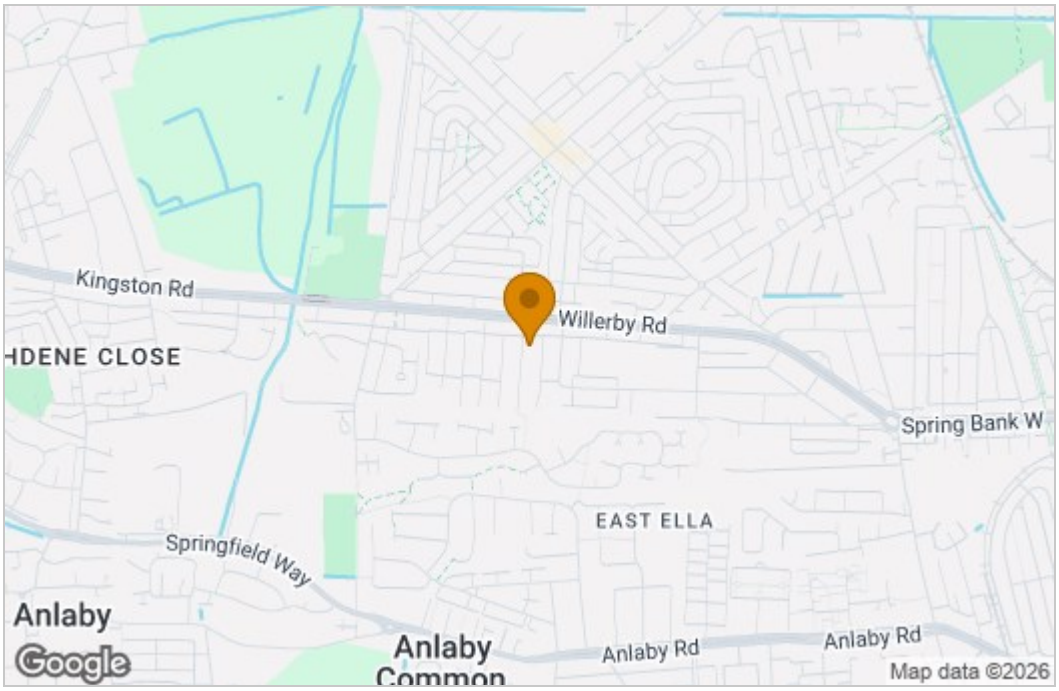
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

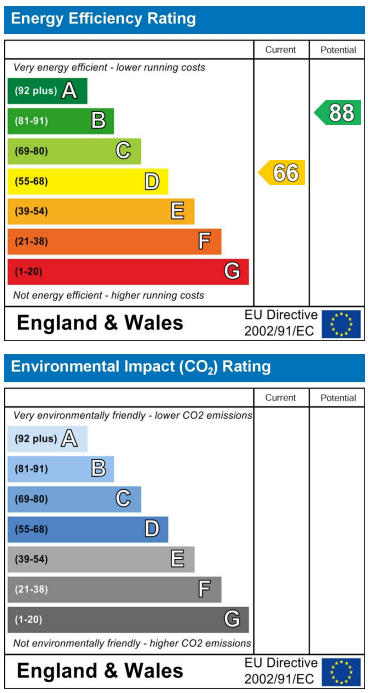


Total area: approx. 67.0 sq. metres (721.2 sq. feet)

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.

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