

# Whitakers

Estate Agents



## 135 Kirklands Road, Hull, HU5 5AS

**Offers In The Region Of £135,000**

Introducing this charming end-terrace property which is conveniently placed for a first time buyer or young family seeking the convenience of local amenities and transport links hosted by Spring Bank West.

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

To access the property, the resident enters through the porch that opens to an entrance lobby, and follows to a bay fronted lounge, fitted kitchen and rear lobby that incorporates a cloakroom.

A fixed staircase ascends to the first floor which boasts a master bedroom, a good second bedroom, and a bathroom furnished with a three-piece suite.

French doors in the rear lobby open onto a lawned garden that enjoys decorative planting, and is complimented with a wooden decking seating area.

Towards the end of the plot, there is a hardstand, and double-width gates that open onto the vehicle accessible ten-foot to allow further parking.



The accommodation comprises

#### Front external



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

#### Ground floor

##### Porch

UPVC double glazed door with side windows, and laminate flooring; leading to :

##### Entrance lobby

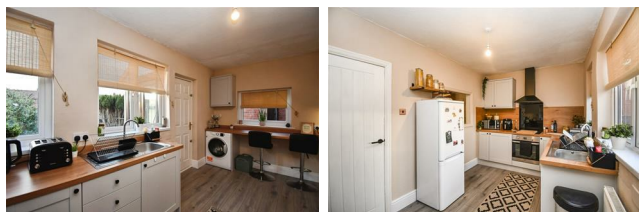
UPVC double glazed door, and laminate flooring; leading to :

Lounge 14'5" x 11'10" (4.41 x 3.61 )



UPVC double glazed bay window, central heating radiator, wall mounted electric fire, under stairs storage cupboard, and laminate flooring.

Kitchen 8'0" x 15'2" (2.46 x 4.63 )



UPVC double glazed windows, central heating radiator, laminate flooring, and fitted with a range

of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

#### Rear lobby

UPVC double glazed French doors and side windows, and cushion effect laminate flooring; leading to :

#### W.C.

UPVC double glazed window, partly tiled to splashback areas, cushion effect laminate flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

#### First floor

##### Landing

With access to the loft hatch, UPVC double glazed window, and wooden flooring; leading to :

Bedroom one 12'0" x 15'3" (3.67 x 4.65 )



UPVC double glazed windows, central heating radiator, built-in storage cupboard, and laminate flooring.

Bedroom two 10'7" x 8'8" (3.24 x 2.65 )

UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, partly tiled with splashback panelling, and furnished with a three-piece suite comprising panelled bath with mixer tap / shower with waterfall feature, wash basin with mixer tap, and low flush W.C.

### Rear external



French doors in the rear lobby open onto a lawned garden that enjoys decorative planting, and is complimented with a wooden decking seating area.

### Additional off-street parking

Towards the end of the plot, there is a hardstand, and double-width gates that open onto the vehicle accessible ten-foot to allow further parking.

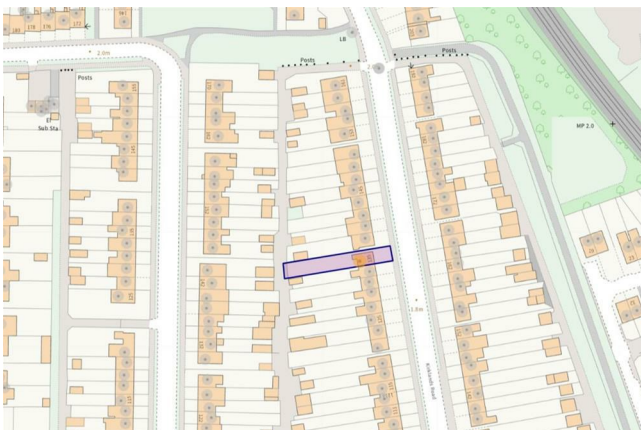
### Additional features

The residence also benefits from having an outside tap, and power socket.

### Aerial view of the property



### Land boundary



### Tenue

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030285013504

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 8 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

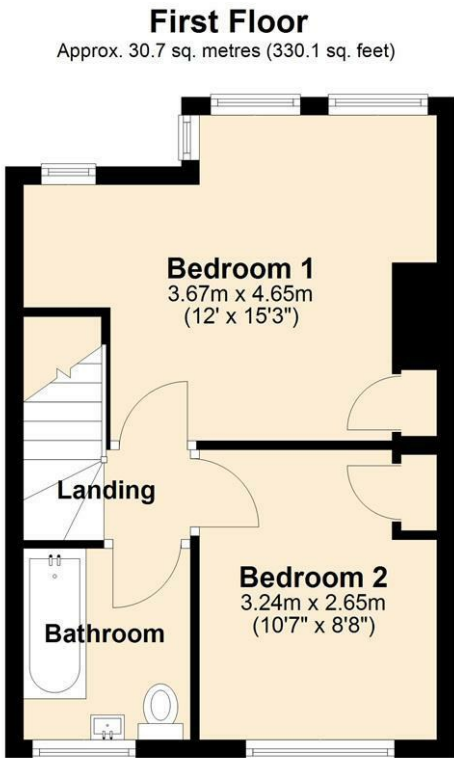
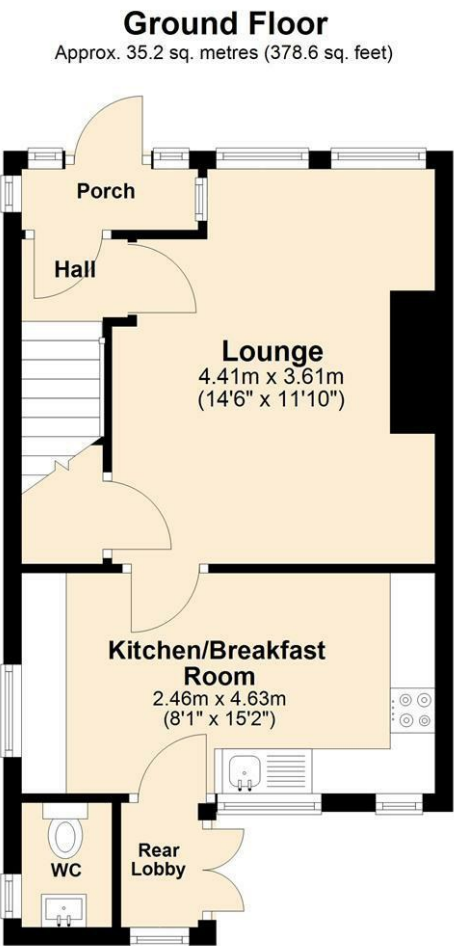
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### 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.

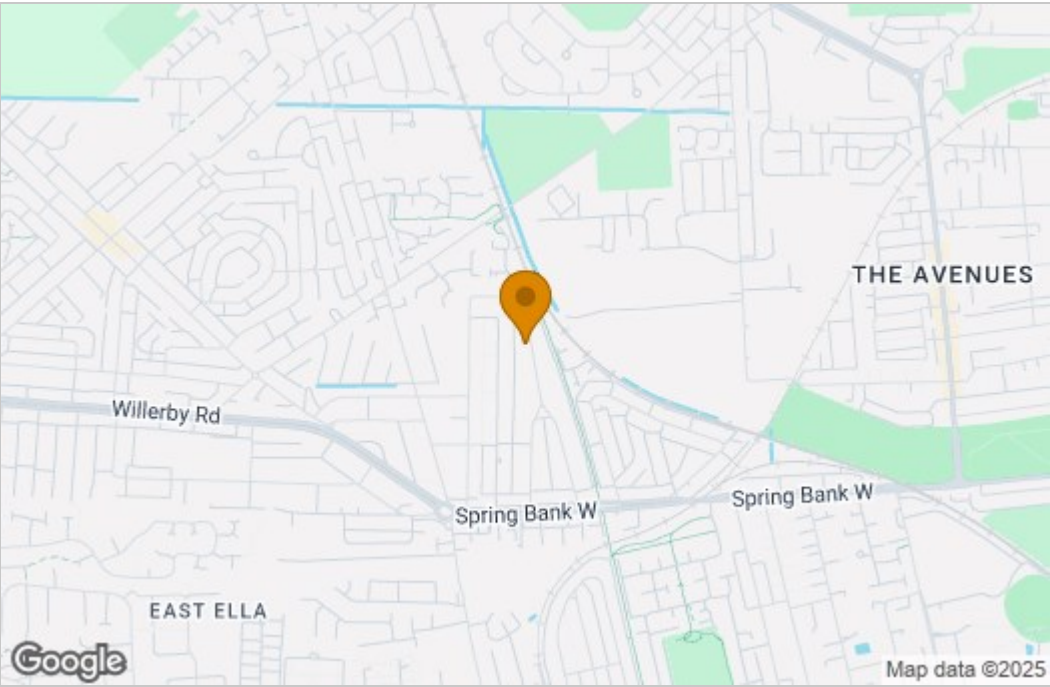


Floor Plan

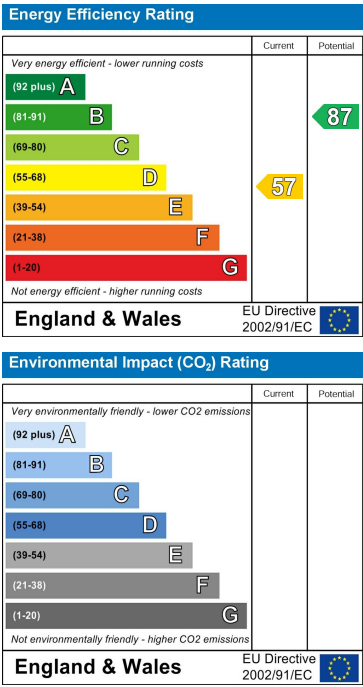


Total area: approx. 65.8 sq. metres (708.7 sq. feet)

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.