

Whitakers

Estate Agents



52 Wolfreton Road

Anlaby, Hull, HU10 6QT

£125,000



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The accommodation comprises:

Entrance

Upvc double glazed entrance door leading to:

Lounge

10'2" x 15'0" (3.10m x 4.59m)

Upvc double glazed window, gas central heating radiator. Open plan to:

Dining room

12'0" x 10'8" (3.66m x 3.26m)

Upvc double glazed window, double storage cupboard and staircase leading to the landing.

Kitchen

16'2" x 6'10" (4.95m x 2.10m)

Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units, fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine, spilt level oven and hob and tiled flooring.

Rear lobby

Upvc double glazed rear entrance door, tiled flooring and a storage cupboard housing the gas central heating barrier.

Shower Room

Upvc double glazed window, towel rail radiator, tiled flooring and fitted with a shower cubicle, pedestal wash basin and a low flush WC.

Landing

Leads to:

Bedroom one

10'10" x 12'2" (3.31m x 3.71m)

Upvc double glazed window and a gas central heating radiator.

Bedroom two

12'1" x 12'1"x (3.70m x 3.70x)

Upvc double glazed window, gas central heating radiator and a storage cupboard. Leads to:

Nursery/ Bedroom three

13'1" x 6'10" (4.00m x 2.10m)

Access via Bedroom 2, with two Upvc double glazed windows and a gas central heating radiator.

External

To the rear of the property there is a garden with pedestrian access.

Tenure

Freehold

Council Tax

Local authority - East Riding Of Yorkshire
Band - A

EPC

EPC rating - C

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

Tel: 01482 657657

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

Front External



Road Map



Hybrid Map



Terrain Map



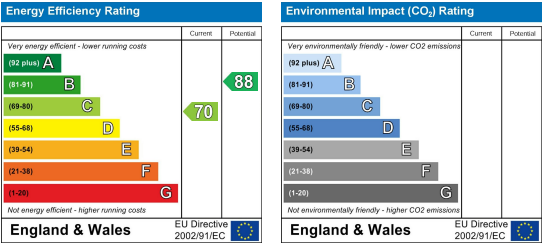
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.