Whitakers
Estate Agents

52 County Road North, Hull, HU5 4HJ

£225,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, recently refurbished throughout to create a well-presented family home. Conveniently positioned within the catchment area of the highly regarded Bricknell Primary and Kelvin Hall schools, the property also enjoys easy access to a wide range of local amenities and excellent transport links, making it an ideal choice for modern family living.

Upon entry, the resident is greeted by a welcoming entrance hall that incorporates useful fitted storage. The ground floor comprises a bay-fronted lounge, spacious dining room, and a fitted kitchen.
A fixed staircase rises to the first floor, which boasts a bay-fronted principal bedroom, second double bedroom, and a well-proportioned third bedroom. All bedrooms are served by a bathroom furnished with a modern four-piece suite.

Externally, the property enjoys an enclosed lawned garden to the front, complemented by decorative planting. A shared driveway extends down the side of the property, providing access to the detached workshop and rear access. Patio doors from the dining room open onto a paved seating area that overlooks the enclosed rear garden, which is predominantly laid to lawn with decorative planting. The detached workshop is positioned to the rear of the plot and is accessed via the shared driveway.

The accommodation comprises

Front external

Externally to the front aspect, there is an enclosed lawned garden complemented by decorative planting. A shared driveway extends down the side of the property, providing access to the detached garage and rear garden.

Ground floor

Hallway

Composite double glazed door with side windows, central heating radiator, under stairs storage cupboards, and carpeted flooring. Leading to :

Lounge 10'10" x 13'5" (3.31 x 4.09)

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

Dining room 12'10" x 11'6" (3.93 x 3.53)

UPVC double glazed patio doors, central heating radiator, and carpeted flooring.

Kitchen 7'9" x 7'8" (2.38 x 2.35)

UPVC double glazed door and windows, and laminate flooring. 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 oven with hob and extractor hood above.

First floor

Landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 10'10" x 12'7" (3.31 x 3.85)

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

Bedroom two 12'10" x 11'2" (3.93 x 3.42)

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

Bedroom three 7'10" x 6'10" (2.40 x 2.09)

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

Bathroom

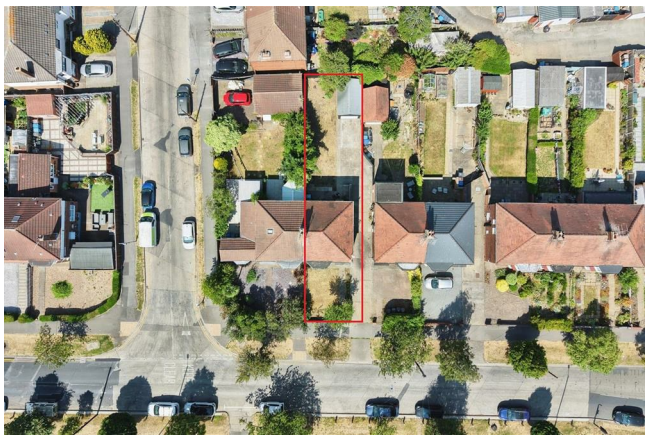
Two UPVC double glazed windows, central heating radiator, access to the loft hatch, and laminate flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer tap and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external

Patio doors from the dining room open onto a paved seating area that overlooks an enclosed rear garden, predominantly laid to lawn with decorative planting. The detached garage is positioned to the rear of the plot and is accessed via the shared driveway.

Workshop

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure (TBC)
The property is held under

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00060315005206
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 5 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.

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.

Whitakers Estate Agent Declaration
Whitakers Estate Agents Limited 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.

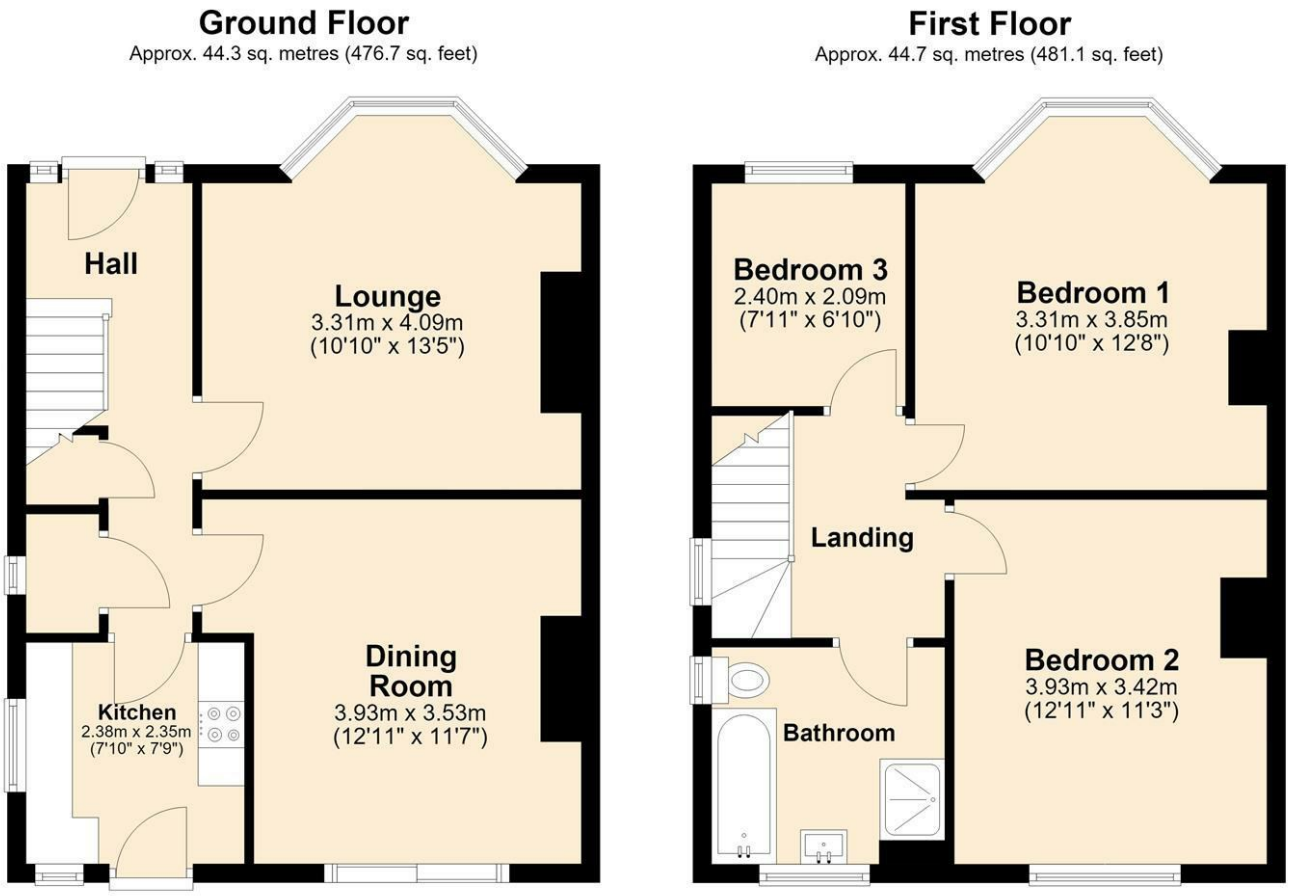
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited 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.

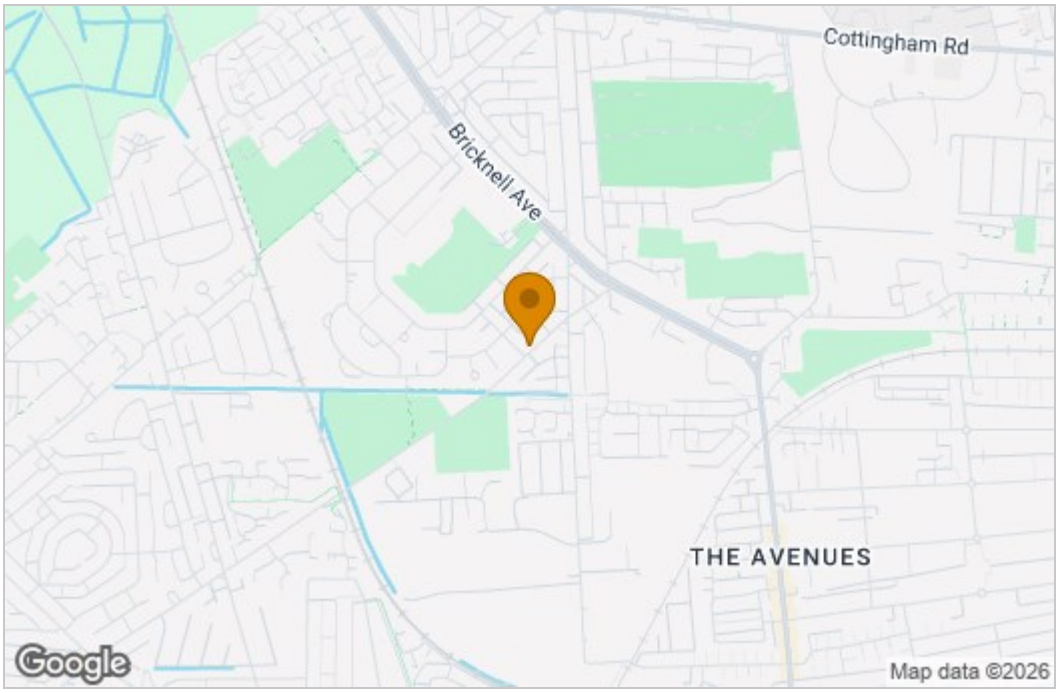
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

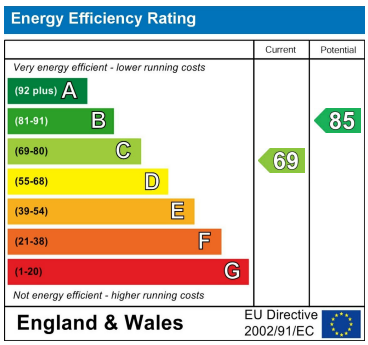


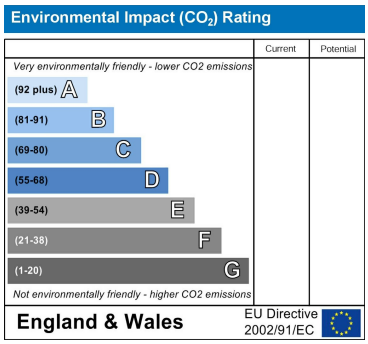
Total area: approx. 89.0 sq. metres (957.8 sq. feet)

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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