

# Whitakers

Estate Agents



83 Bristol Road

, Hull, HU5 5XJ

Offers Over £127,000





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## Description

No Onward Chain

This much altered and enhanced property is offered to the market with no onward chain, and as move into condition, in this ever-popular HU5 location.

The main features include entrance porch, front lounge, open plan dining room and 12' fitted kitchen diner to the rear and useful W/C, the first floor boasts two good bedrooms (bedroom two benefitting from having a dressing room/nursery located off the original second bedroom) along with the house wet room.

Externally to the front is a low maintenance garden and driveway to accommodate off street parking, the rear garden is low maintenance in design with two useful sheds, greenhouse and raised decked seating area.

This property has been decorated throughout, and as such offered to the market with no onward chain and as move into condition, early viewings are advised.

Council Tax Band 'A'.

## The Accommodation Comprises

### Ground Floor

#### Porch

Upvc double glazed composite door and tiled flooring.

#### Entrance Hall

Upvc double glazed door, central heating radiator and fitted alarm.

### Lounge

13'3" x 10'11" (4.06 x 3.35)

Upvc double glazed window to front elevation, central heating radiator and gas fire with marble inset and hearth surround.

### Dining Room

10'11" x 6'5" (3.35 x 1.98)

Central heating radiator, storage cupboard and under stairs storage.

### Kitchen / Diner

13'10" x 12'11" (4.24 x 3.94)

Upvc double glazed door leading to rear external, two Upvc double glazed windows, central heating radiator and fitted with a range of floor and eye level units, contemporary worktop with splash back tiles above, breakfast bar and additional storage.

### W.C.

Low flush W.C.

### First Floor

#### Landing

#### Bedroom One

14'0" x 10'2" (4.27 x 3.10)

Two Upvc double glazed windows to front elevation and central heating radiator.

#### Bedroom Two

12'9" x 10'7" (3.91 x 3.23)

Accessed via bedroom three, Upvc double glazed velux window and fitted wardrobe.

#### Bedroom Three

8'2" x 8'0" (2.49 x 2.46)

Two Upvc double glazed windows, central heating radiator and laminate flooring. With access to bedroom two.

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### Wet Room

5'6" x 4'5" (1.68 x 1.37)

Upvc double glazed window, central heating radiator, tiled walls and fitted with suite comprising mixer shower, low flush W.C. and pedestal sink.

### External

Externally to the front of the property there is a low maintenance garden which can accommodate off-street parking for multiple cars. To the rear there is a further low maintenance garden with two useful sheds, greenhouse and raised decked seating area.

### 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.

### Council Tax

Local Authority - East Riding of Yorkshire  
Band - A

### Tenure

The property is Leasehold



Road Map



Hybrid Map



Terrain Map



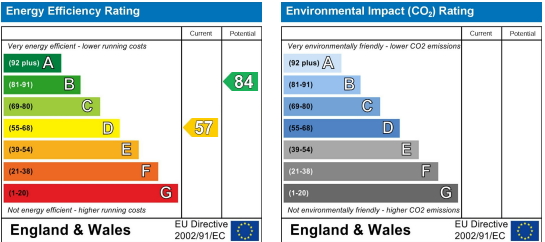
Floor Plan



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.