

Whitakers

Estate Agents



34 Dent Road, Hull, HU5 4SL

Offers Over £130,000

This well presented three-bedroom end terraced property on Dent Road is situated in the popular HU5 location, offering a fantastic opportunity for families or first time buyers with no chain and vacant possession. Close to a range of amenities and transport links, the property provides convenience alongside a comfortable and spacious living environment. With its well maintained and recently decorated interiors and a secluded rear garden, this home is perfect for those looking for a good sized family home in a desirable area.

The ground floor comprises a spacious living room (with under stairs storage), ideal for relaxing or entertaining, and a well appointed kitchen with ample storage, separate downstairs cloakroom and workspace. Upstairs, there are three generously sized bedrooms and a modern family bathroom, providing plenty of room for a growing family.

Externally, the property features both front and rear gardens, with the rear garden offering a private and peaceful outdoor space. This delightful home is move in ready and perfectly located to meet the needs of a modern growing family.

Accommodation Comprises

Hallway

UPVC double glazed entrance door, gas central heating radiator, coved ceiling and staircase to landing off.

Lounge 14'11x 11'8 (4.55mx 3.56m)



UPVC double glass window, gas central heating radiator, coved ceiling, under stairs storage cupboard and newly laid carpet.

Kitchen 14'11 x 8'3 (4.55m x 2.51m)



UPVC double glazed window and rear entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted work services and a 1 1/2 stainless steel single drainer sink unit with a mixer tap, split level oven and hob, plumbing for an automatic washing machine, vented for a tumble dryer and newly fitted lino.

WC



Low flush WC, wash basin and an extractor fan.

Landing

Bedroom One 14'6 x 9'9 (4.42m x 2.97m)



UPVC double glazed window, gas central heating radiator, coved ceiling and storage cupboard.

Bedroom Two 9'10 x 8'11 (3.00m x 2.72m)



UPVC double glazed window, gas central heating radiator, storage cupboard housing the gas central heating boiler.

Bedroom Three 11'2 x 6'11 (3.40m x 2.11m)



UPVC double glazed window and a gas central heating radiator.

Bathroom



Two UPVC double glaze windows, towel rail radiator, partially tiled and fitted with a modern three-piece grey suite comprising panelled bath with an electric shower over and a shower screen, large vanity washbasin, and a low flush built in WC.

Externally



The front of the property has a low maintenance gravelled area. With an artificial lawn, patio area and raised decking to the rear, fully fenced with 2 brick sheds and plenty of on road parking near house.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band A.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

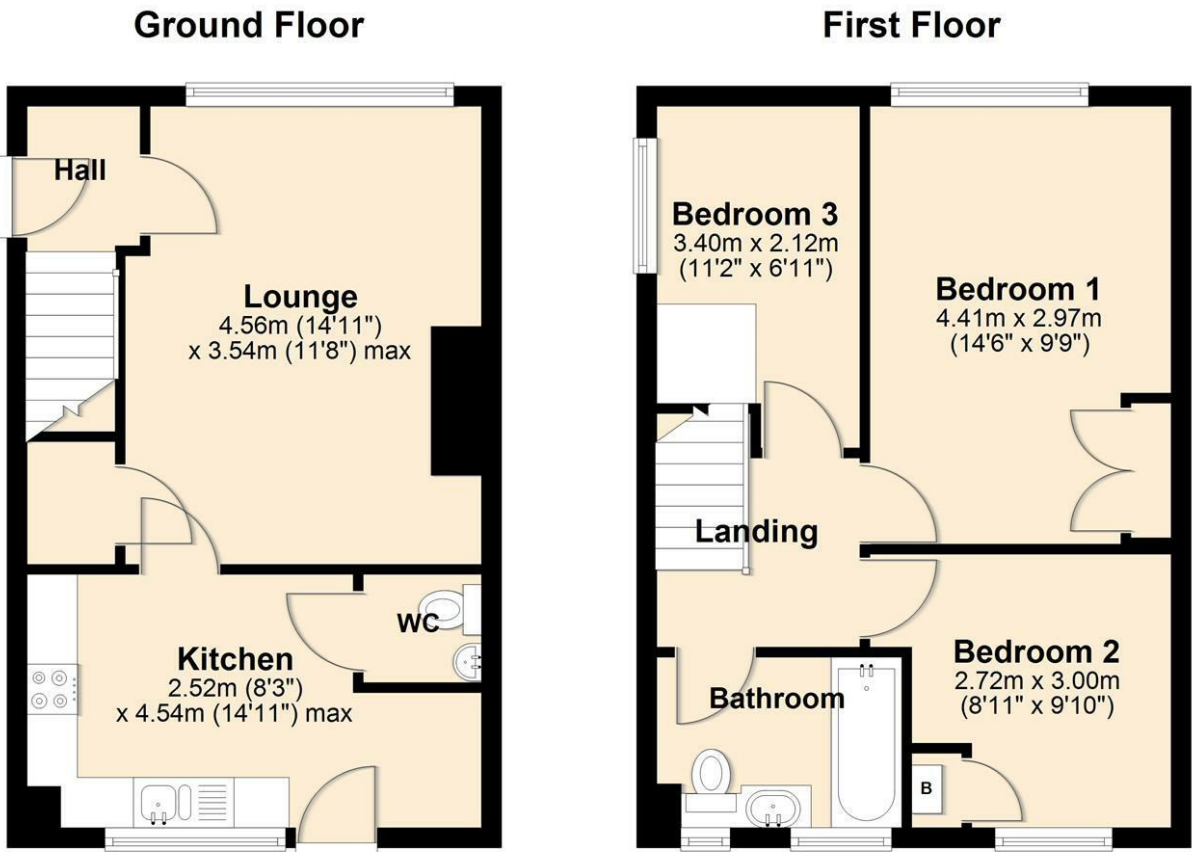
Coastal Erosion - No

Coalfield or Mining Area - No

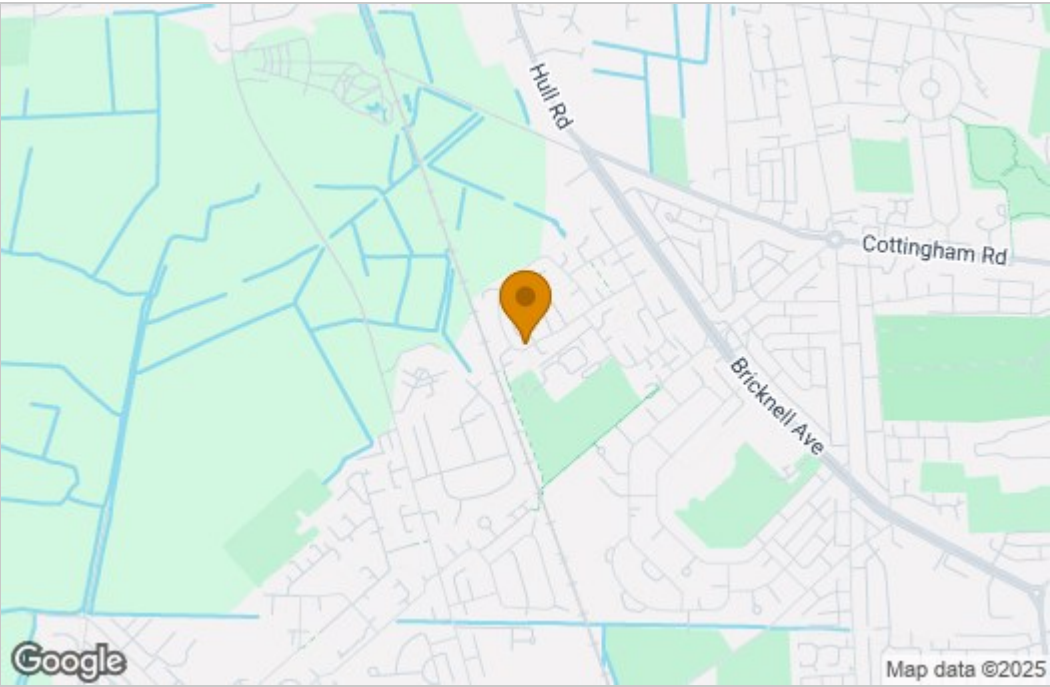
Sales valuations

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.

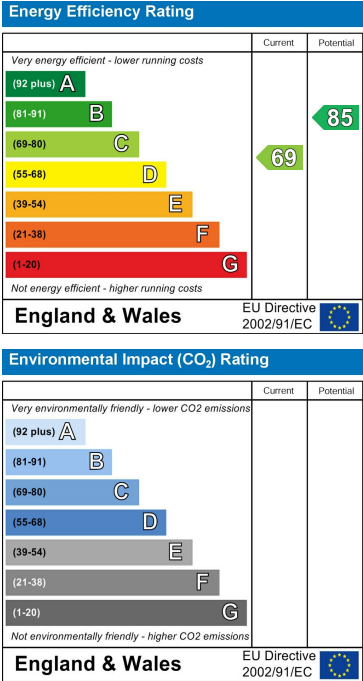
Floor Plan



Area Map



Energy Efficiency Graph



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