

Whitakers

Estate Agents



71 Dent Road, Hull, HU5 4SH

£145,000

Whitakers Estate Agents are pleased to introduce this immaculate three-bedroom mid-terrace property which has been much enhanced from its original design to offer contemporary living space throughout.

The internal layout briefly comprises entrance hall, spacious lounge and fitted kitchen with a range of integrated appliances.

The first floor boasts two double bedrooms, a good third bedroom with over stairs storage and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a lawned garden with a paved path to the entrance door and bin storage area, and fencing to the surround.

The enclosed rear garden is partly laid to lawn with faux grass and complimented with a patio and wooden decking area.

Taken together, the accommodation on offer is ideal for a growing family seeking to reside within the catchment of highly regarded schools, and take advantage of the local conveniences and transport links accessible from Bricknell Avenue.

The accommodation comprises

Front external

Externally to the front aspect there is a lawned garden with a paved path to the entrance door and bin storage area, and fencing to the surround. A side passage and gate open to the rear garden.

Ground floor

Entrance hall

UPVC double glazed entrance door, central heating radiator and Lino flooring. Leading to :

Lounge 14'11" x 11'6" (4.55 x 3.53)

UPVC double glazed bow window, central heating radiator, focal point fireplace, under stairs storage cupboard and laminate flooring.

Kitchen 8'0" x 14'8" (2.45 x 4.48)

UPVC double glazed door, UPVC double glazed window, central heating radiator, Lino flooring and fitted with a range of floor and eye level units, granite worktop with upstand above, sink with mixer tap, plumbing for a dryer and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, dishwasher and washing machine.

First floor

Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 14'3" x 9'8" (4.36 x 2.96)

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

Bedroom two 8'11" x 8'7" (2.73 x 2.64)

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

Bedroom three 10'9" x 7'0" maximum (3.29 x 2.14 maximum)

UPVC double glazed window, central heating radiator, over stairs storage cupboards and carpeted flooring.

Bathroom

Two UPVC double glazed windows, central heating radiator, fully tiled and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

Rear external

The enclosed rear garden is partly laid to lawn with faux grass and complimented with a patio and wooden decking area. The residence also benefits from having a wooden storage shed, an outside tap and power socket.

Aerial view of the property / land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH107071000

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 1 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

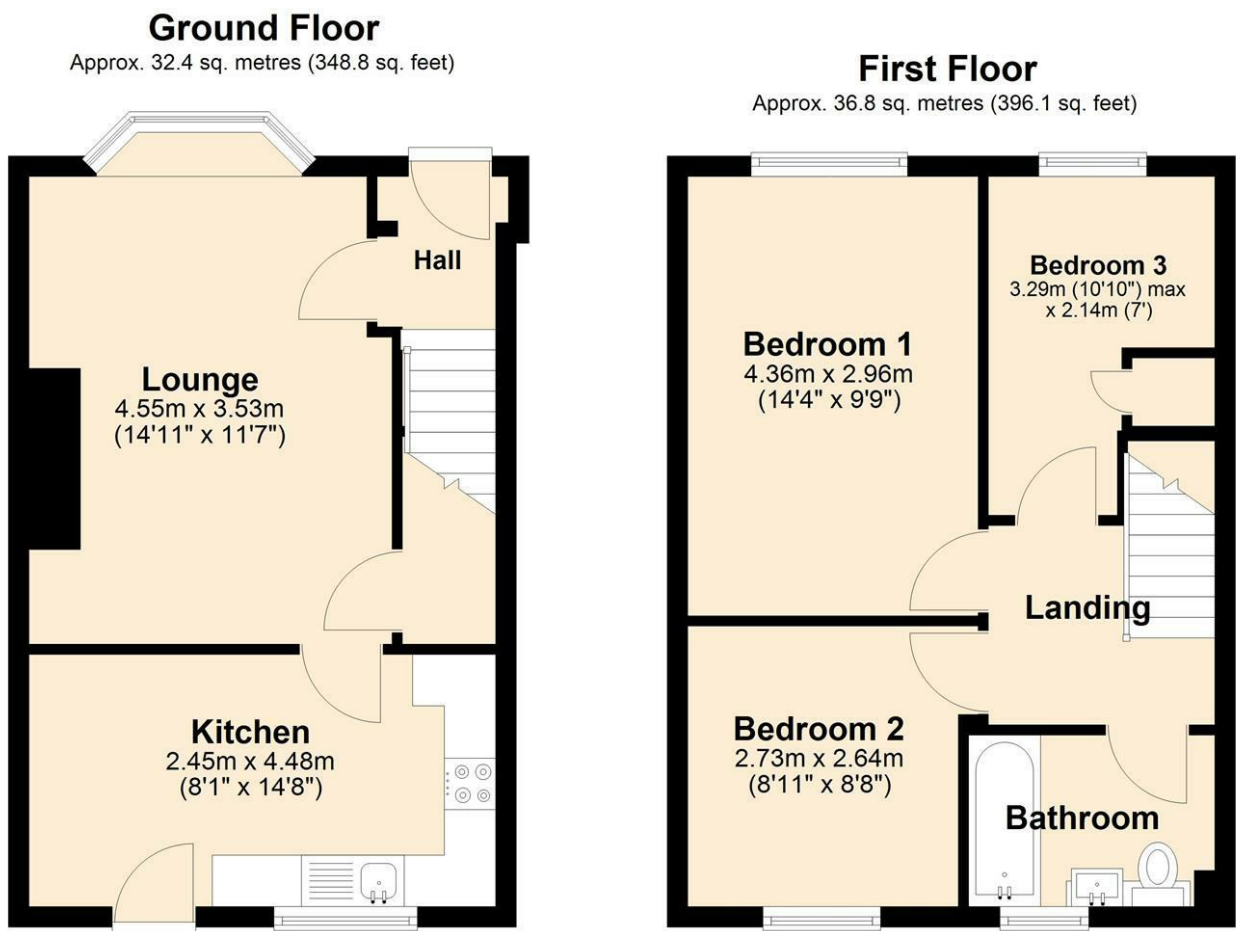
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

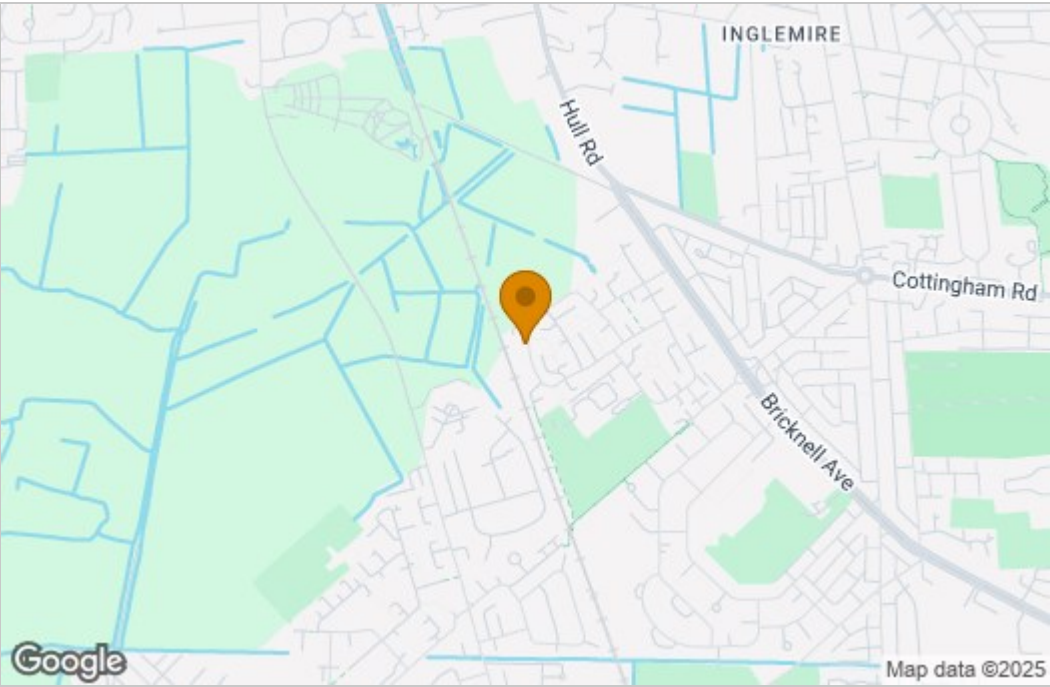
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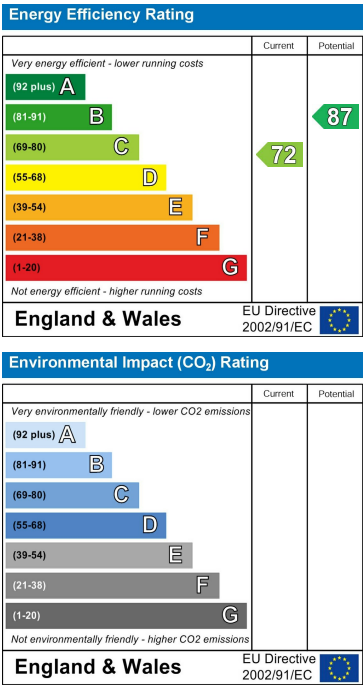
Floor Plan



Area Map



Energy Efficiency Graph



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