

# Whitakers

Estate Agents



## 28 Bermondsey Drive, Hull, HU5 5EH

**£130,000**

**\*\* NO ONWARD CHAIN \*\***

Introducing this three bedroom end-terrace property which would suit a growing family who will take advantage of the playpark directly opposite, and the conveniences of local amenities and transport links.

The main features include - entrance lobby, spacious lounge, and fitted kitchen / dining room to the ground level; the first floor boasts a master bedroom, two good bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a partly lawned garden with a gravelled section, and side drive that provides a parking space for one vehicle. There is also a further parking space beyond, highlighted on the land boundary.

The rear garden is low maintenance in design being gravelled, and complimented with a patio seating area.



The accommodation comprises

#### Front external



Externally to the front aspect, there is a partly lawned garden with a gravelled section, and side drive that provides a parking space for one vehicle. There is also a further parking space beyond, highlighted on the land boundary.

#### Ground floor

##### Hall

Composite entrance door, central heating radiator, and laminate flooring. Leading to :

Lounge 15'10" x 10'4" maximum (4.84 x 3.17 maximum )



UPVC double glazed window, two central heating radiators, feature fireplace , and laminate flooring.

Kitchen / dining room 8'7" x 13'6" (2.63 x 4.12 )



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven and grill, and hob with extractor hood above.

#### First floor

##### Landing

With access to the loft hatch, UPVC double glazed window, built-in airing cupboard, and carpeted flooring. Leading to :

Bedroom one 8'10" x 10'5" (2.71 x 3.18 )



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

Bedroom two 9'10" x 7'5" maximum (3.02 x 2.27 maximum )



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

Bedroom three 6'11" x 5'8" (2.11 x 1.75 )



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

Bathroom



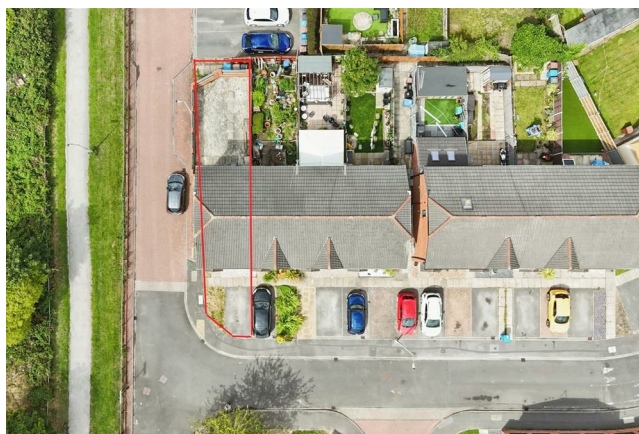
Central heating radiator, fully tiled, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

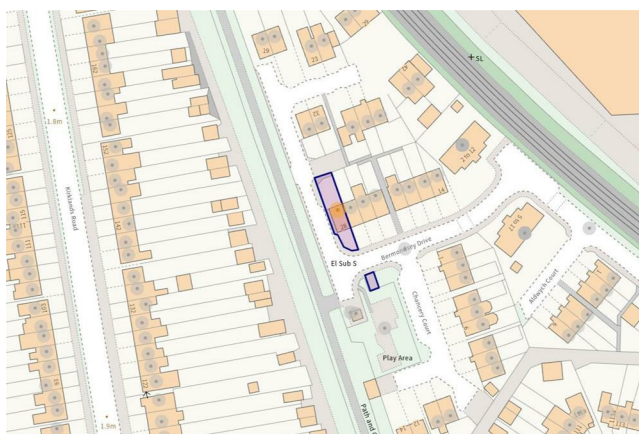


The rear garden is low maintenance in design being gravelled, and complimented with a patio seating area. The residence also benefits from having an outside tap.

Aerial view of the property



Land boundaey



Tenure

The property is held under Freehold

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0007027000280B

Council Tax band - B

EPC rating  
EPC rating - C

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - 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

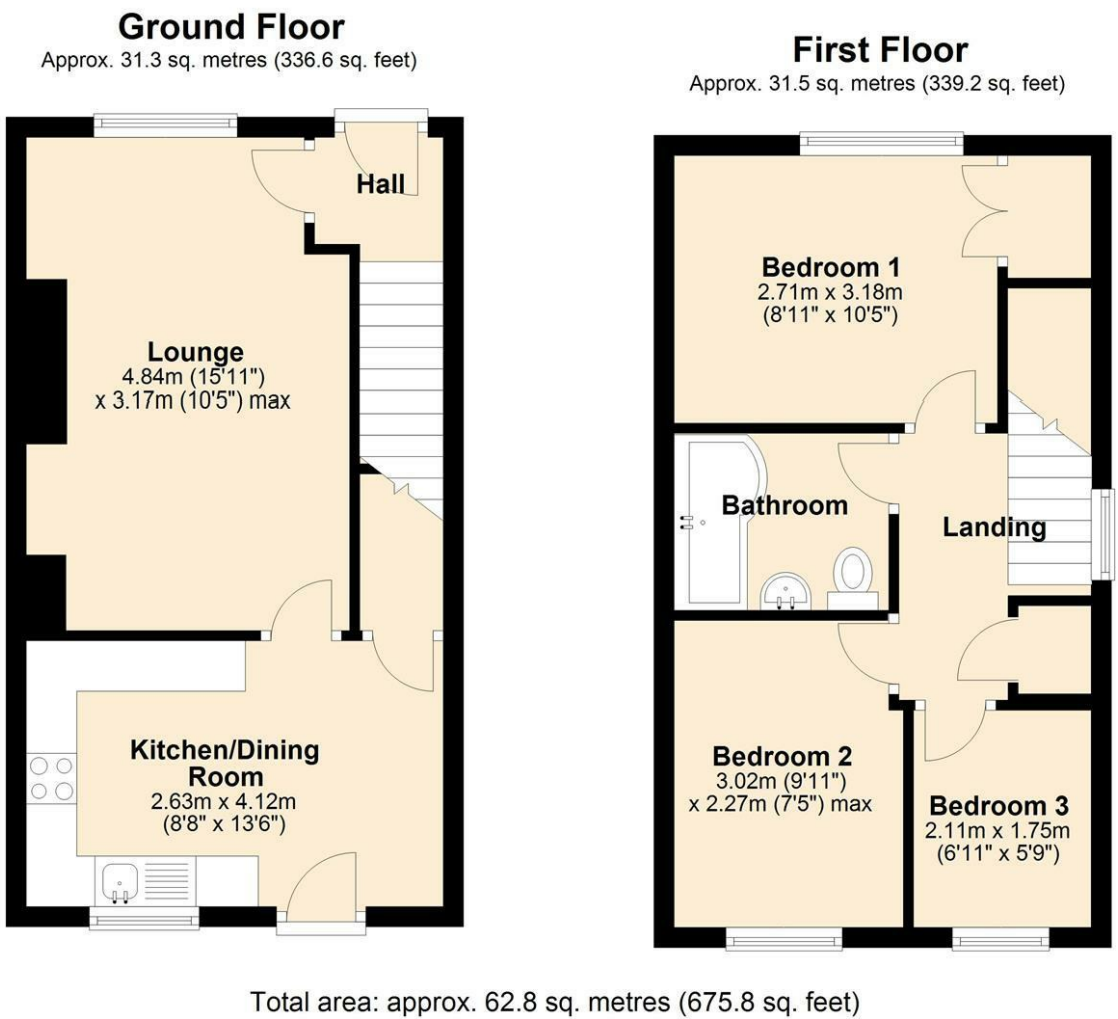
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

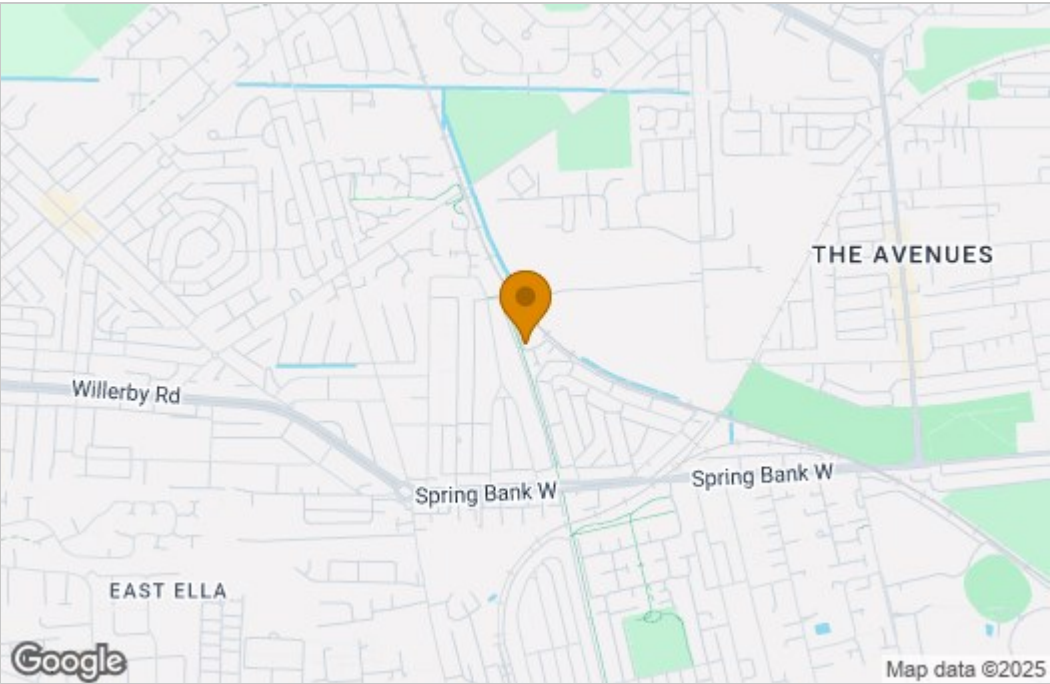
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



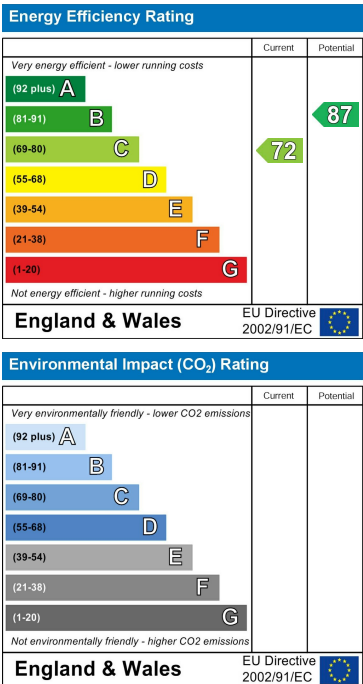
Floor Plan



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.