

# Whitakers

Estate Agents



## 11 Southfield Road, Hull, HU5 4ES

**£173,950**

Whitakers Estate Agents are pleased to introduce this traditional family home which is conveniently established off Bricknell Avenue, taking advantage of the catchment area of local schools, as well as a range of conveniences and transport links.

Upon entering the property, the resident is greeted by a spacious hallway which leads to a bay fronted lounge, dining room and extended fitted kitchen.

A fixed staircase ascends to the first floor which boasts two fitted double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the dining room open to the enclosed rear garden which is mainly laid to lawn with decorative planting, and patio seating areas.

Offered with no chain involved we advise an internal viewing of this property.



The accommodation comprises



#### Front external

Externally to the front aspect, there is a gravelled forecourt with decorative planting, and brick walling to the surround.

#### Ground floor

##### Hall

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 14'11" x 12'0" (4.56 x 3.67 )



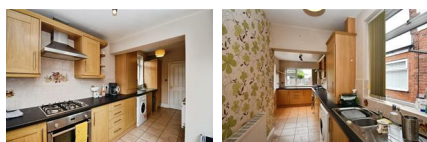
UPVC double glazed bay window, central heating radiator, fire place with marbled inset / hearth and surround, and carpeted flooring.

Dining room 11'11" x 11'11" (3.65 x 3.65 )



UPVC double glazed French doors with side windows, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

Kitchen 18'9" x 7'2" maximum (5.73 x 2.20 maximum )



UPVC double glazed door, three UPVC double

glazed windows, central heating radiator, tiled 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 with extractor hood above, and fridge-freezer.

#### First floor

##### Landing

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

Bedroom one 15'4" x 11'7" (4.68 x 3.54 )



UPVC double glazed bay window, central hearing radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 11'9" x 11'11" (3.60 x 3.64 )



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

Bedroom three 8'1" x 6'1" (2.48 x 1.86 )



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

#### Bathroom



With access to the loft hatch, two UPVC double glazed windows, central heating radiator, fully

tiled with Lino flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap / shower and water fads showers vanity sink with mixer tap, and low flush W.C.

#### Rear external



French doors in the dining room open to the enclosed rear garden which is mainly laid to lawn with decorative planting, and patio seating areas.

#### Aerial view of the property



#### Land boundary



#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00060272001104

Council Tax band -C

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic / 10 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

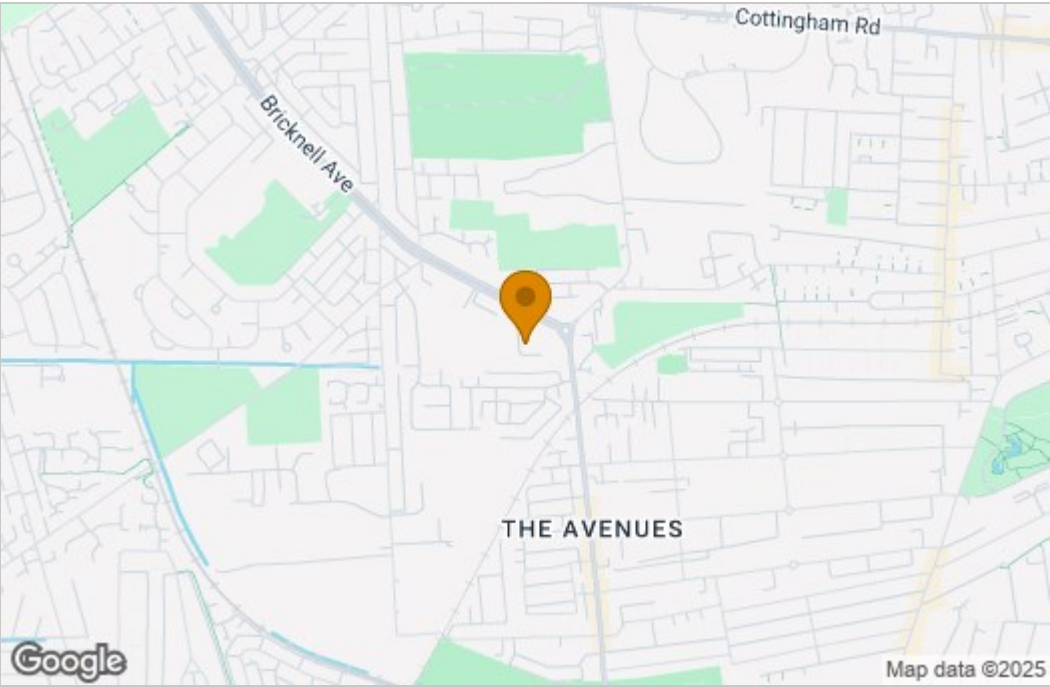
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

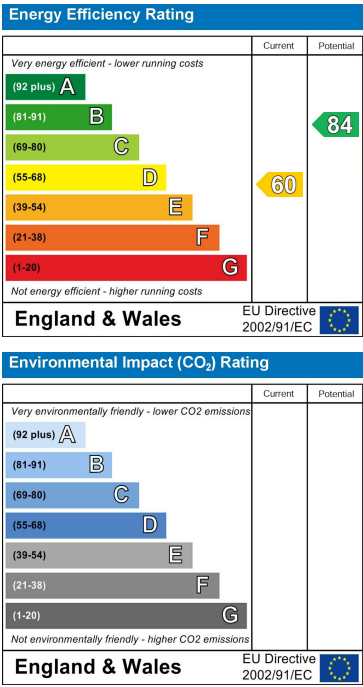


Total area: approx. 89.7 sq. metres (965.3 sq. feet)

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.