

Whitakers

Estate Agents



192 Bristol Road, Hull, HU5 5XP

£112,500

** NO ONWARD CHAIN **

Introducing this traditional mid-terrace house which would make an ideal first step onto the property ladder or investment for those seeking an attractively priced property on the ever popular Bristol Road.

Externally to the front aspect, there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Briefly comprising entrance hall, open plan lounge / dining room, and fitted kitchen with rear lobby that incorporates a cloakroom off; there is a master bedroom with over stairs storage, a good second bedroom, and bathroom to the first floor.

The enclosed rear garden is partly laid to lawn, and complimented with a patio seating area.

A block paved path leads to a gate in the boundary fencing which opens onto the vehicle accessible ten-foot, and two wooden doors to the detached garage.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hall

UPVC double glazed door with side window, central heating radiator, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 13'4" x 10'10" (4.08 x 3.32)



UPVC double glazed bay window, central heating

radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

Dining room 6'4" x 13'9" (1.95 x 4.21)



Wooden single glazed window, under stairs storage cupboard, and carpeted flooring.

Kitchen 8'11" x 9'11" (2.74 x 3.04)



UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Rear lobby

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

W.C.

Laminate flooring, and furnished with a low flush W.C.

First floor

Landing

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

Bedroom one 10'3" x 10'9" (3.14 x 3.28)



UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring. Also with over stairs storage cupboard with UPVC double glazed window, fitted shelves, and carpeted flooring.

Bedroom two 9'8" x 8'1" (2.95 x 2.47)



Wooden single glazed window, central heating radiator and carpeted flooring.

Bathroom



Wooden single glazed window, central heating radiator, fully tiled with Lino flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is partly laid to lawn, and complimented with a patio seating area.

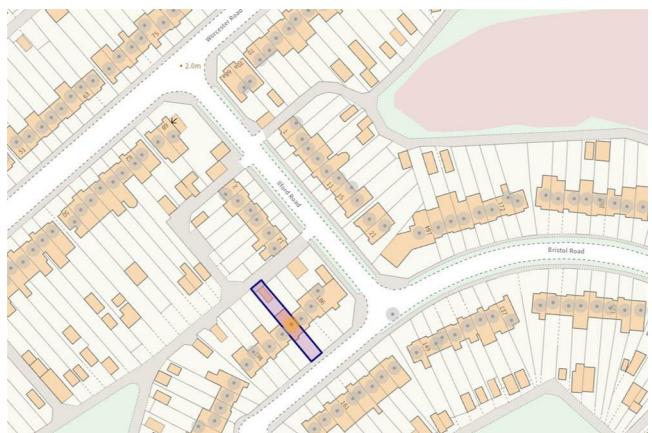
Garage

A block paved path leads to a gate in the boundary fencing which opens onto the vehicle accessible ten-foot, and two wooden doors to the detached garage.

Aerial view of the property



Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number -
00030390019202
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 11 Mbps / Ultrafast 10000
Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

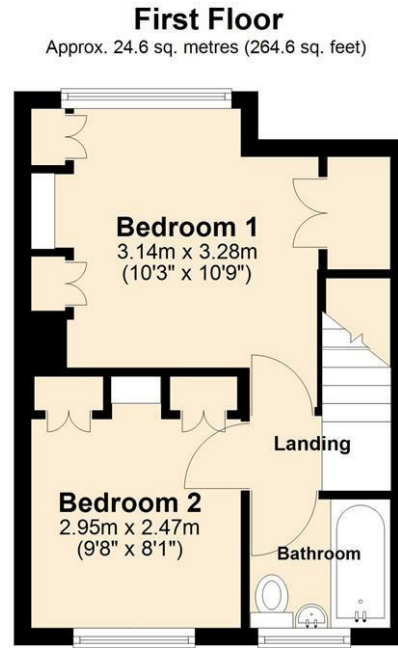
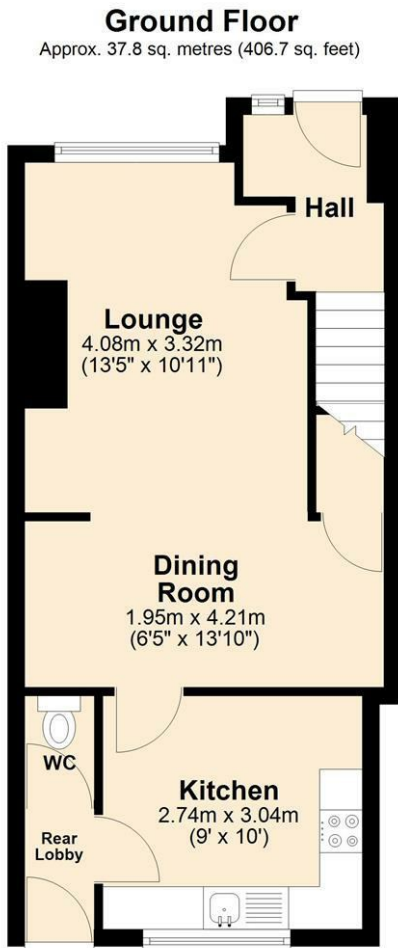
Free Market Appraisals / Valuations

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

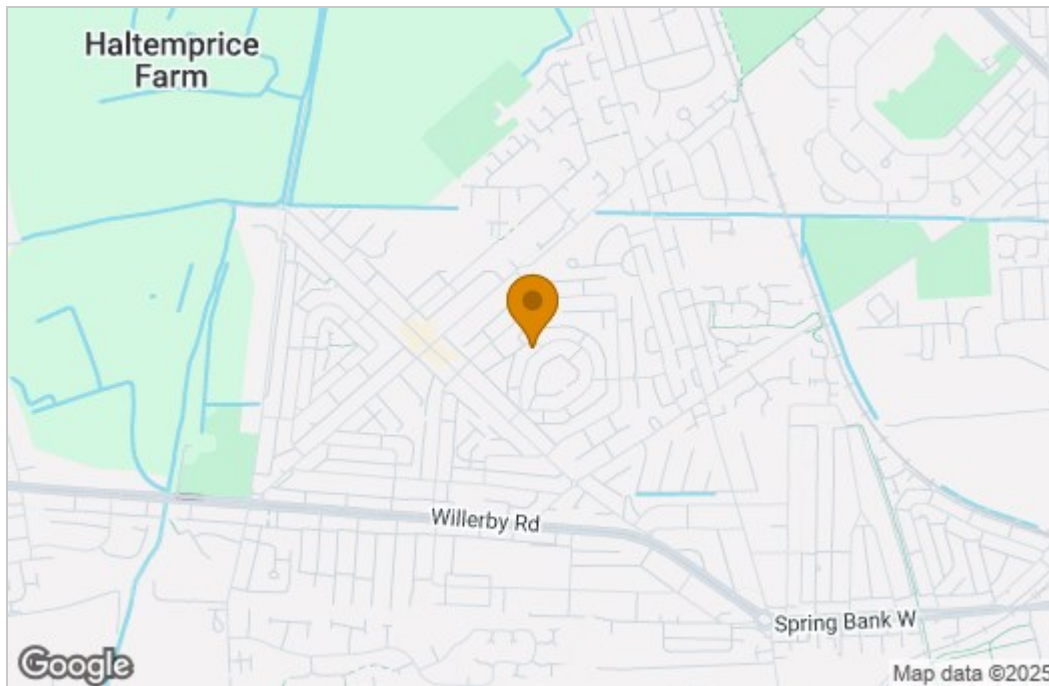
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Floor Plan



Total area: approx. 62.4 sq. metres (671.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.