Whitakers
Estate Agents

107 Windsor Road, Hull, HU5 4HG

£215,000

Introducing this neatly presented semi-detached property that occupies a generously sized plot in this popular residential area, offering excellent outdoor space and exciting potential for further enhancement.

Upon entering, the resident is greeted by porch that incorporates a cloakroom, and opens into an open plan lounge / dining room, and fitted kitchen.
A fixed staircase rises to the first floor which boasts two fitted double bedrooms, and a good third bedroom - all of which are served by a well-appointed shower room.

Externally, the front aspect features a generous paved driveway providing ample off-street parking for multiple vehicles, which in turn leads to the attached garage. The enclosed rear garden is partly laid to lawn bordered by decorative planting, complemented by a patio and a gravelled seating area, creating an attractive and versatile outdoor space.

Taken together, the property benefits from a spacious setting that provides both privacy and versatility, making it an ideal opportunity for families seeking room to grow. As such, viewing at the earliest convenience is recommended to avoid disappointment.

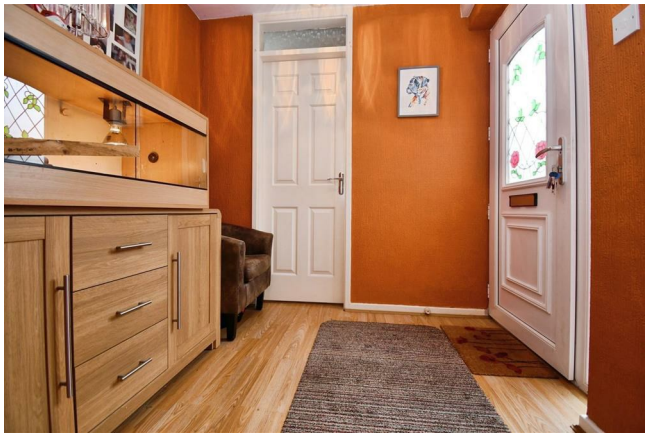
The accommodation comprises

Front external

Externally, the front aspect features a generous paved driveway providing ample off-street parking for multiple vehicles, which in turn leads to the attached garage.

Ground floor

Porch



UPVC double glazed door and side window, central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

W.C.
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

Open plan lounge / dining room 22'10" x 15'11" (6.98 x 4.86)

Lounge

UPVC double glazed window, central heating radiator, wall-mounted electric fire, under stairs storage cupboard, and carpeted flooring.

Dining room

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

Kitchen 8'4" x 9'6" (2.55 x 2.91)

UPVC double glazed door and window, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and provision for a gas cooker with extractor hood above.

First floor

Landing
UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'2" x 12'11" (3.73 x 3.95)

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

Bedroom two 9'10" x 12'7" (3.00 x 3.85)

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

Bedroom three 8'3" x 8'6" (2.53 x 2.60)

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

Shower room

UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity wash basin with mixer tap, and low flush W.C.

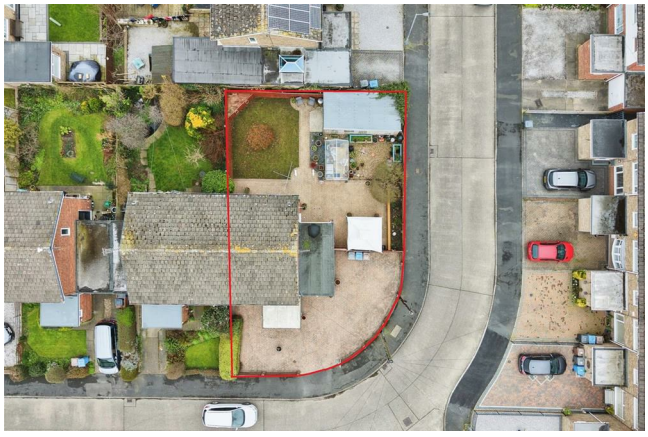
Rear external

The enclosed rear garden is partly laid to lawn bordered by decorative planting, complemented by a patio and a gravelled seating area, creating an attractive and versatile outdoor space.

Additional features

The residence also benefits from having a detached workshop, a greenhouse, and an outside tap.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070158010708
Council Tax band - C

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 6 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.

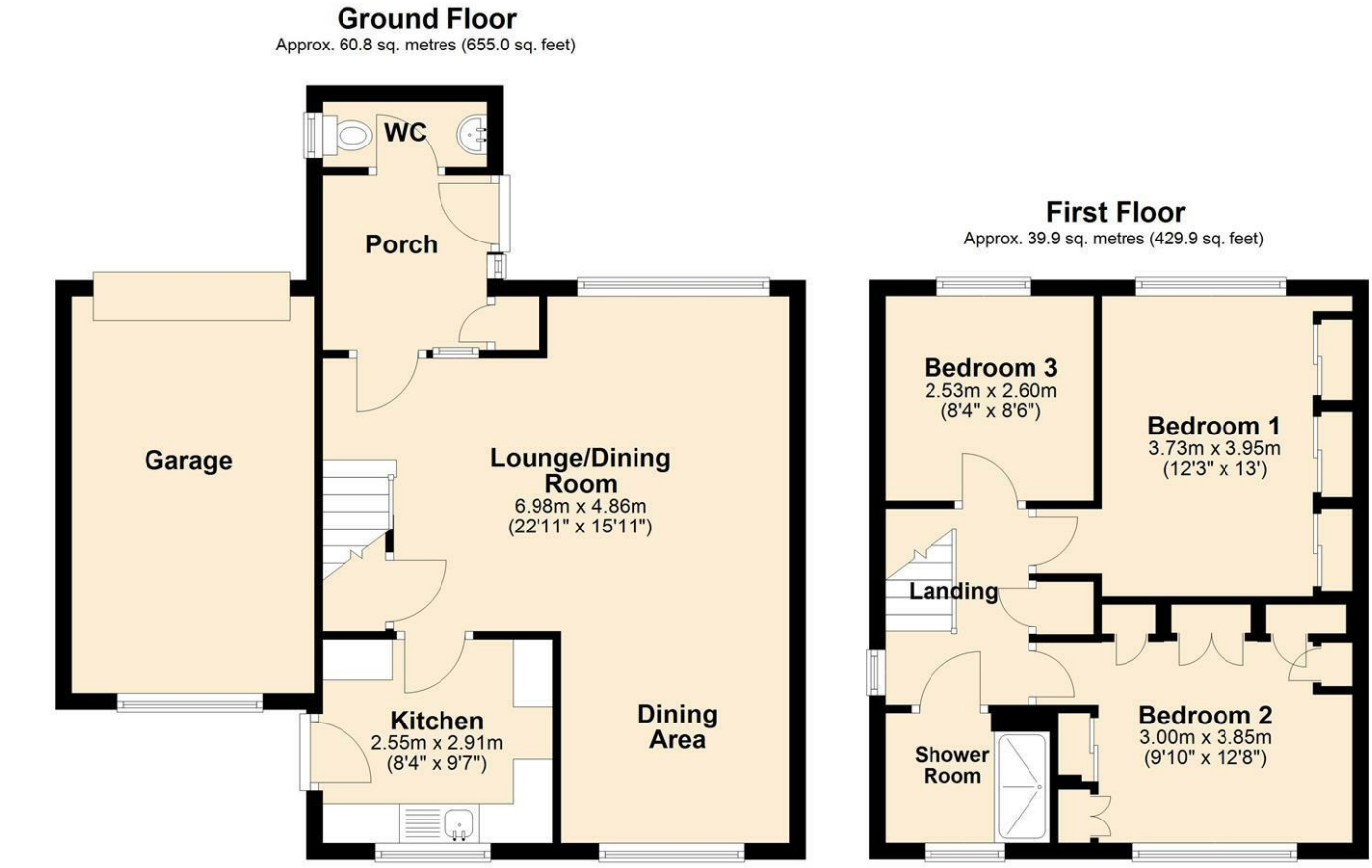
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.

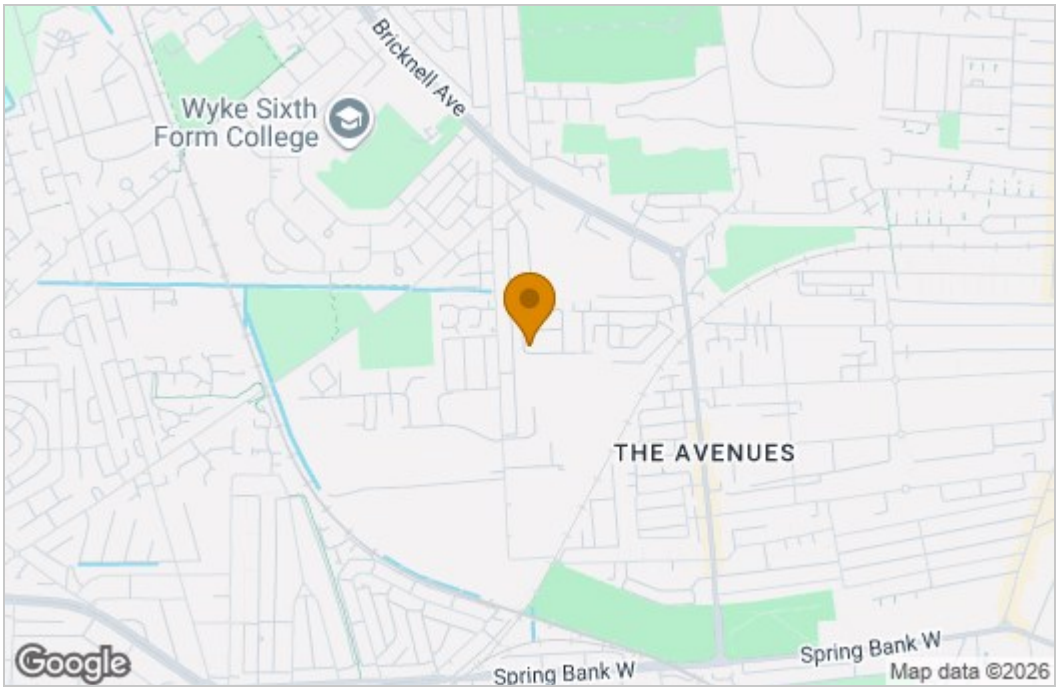
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of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

Floor Plan

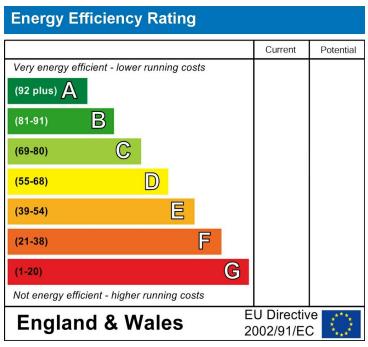


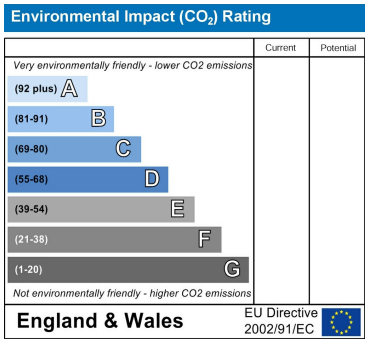
Total area: approx. 100.8 sq. metres (1084.8 sq. feet)

Area Map



Energy Efficiency Graph





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