

Whitakers

Estate Agents



33 Plowden Road

, Hull, HU3 5QP

£155,000



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The Accommodation Comprises

Ground Floor

Entrance

With double glazed front door and wooden door leading into the lounge / diner

Lounge

14'9 max x 13'1 (4.50m max x 3.99m)

With bay window to the front aspect, wall mounted Gas fire with brick inset and hearth.

Dining Room

12'0 x 7'6 (3.66m x 2.29m)

Central heating radiator and double glazed French doors leading to the Conservatory

Kitchen

11'7 x 7'8 (3.53m x 2.34m)

With a range of floor and eye level units and complimentary work surfaces above, and splash back tiling. UPVC double glazed window and double glazed back door.

Conservatory

11'10 x 7'3 (3.61m x 2.21m)

With tiled flooring and UPVC double glazed windows.

First Floor

Landing

8'8 x 4'5 (2.64m x 1.35m)

With built in store cupboard, UPVC double glazed window and loft hatch.

Bedroom One

15'10 max x 8'7 (4.83m max x 2.62m)

Two UPVC double glazed windows and built in storage

Bedroom Two

UPVC double glazed and central heating radiator

Bedroom Three

9'4 x 6'9 (2.84m x 2.06m)

Central heating radiator and UPVC double glazed window.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Panelled bath, pedestal sink and a low flush W.C. UPVC double glazed window and central heating radiator.

External

To the front of the property the garden is mainly laid to lawn with side drive leading to the enclosed rear garden again mainly laid to lawn with paved patio area.

Aerial View

Council Tax Band

Council Tax C

Tenure

Property is freehold.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three /

O2

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional products and services

Whitakers 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.

Disclaimer

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.

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Sales 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.



Road Map



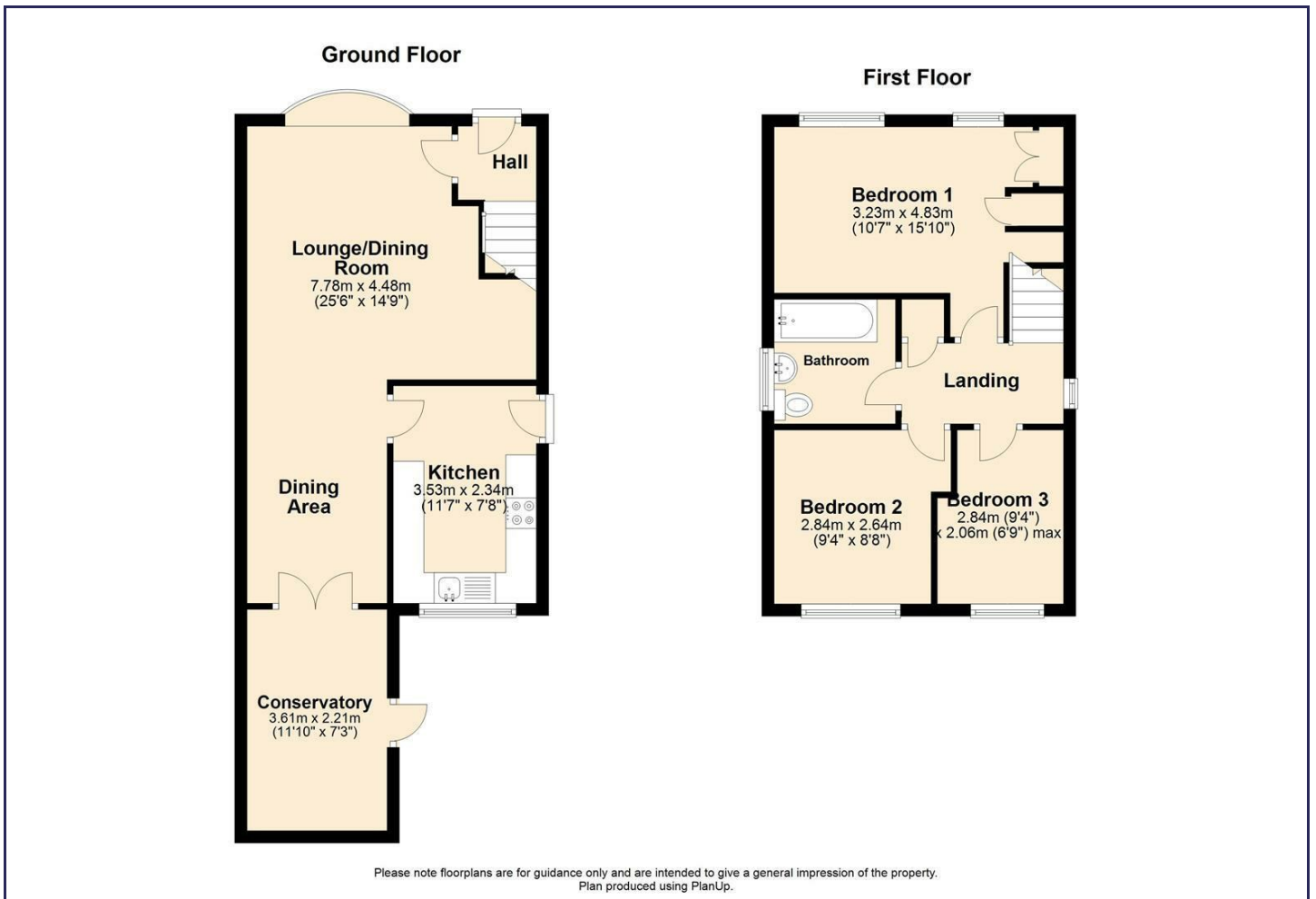
Hybrid Map



Terrain Map



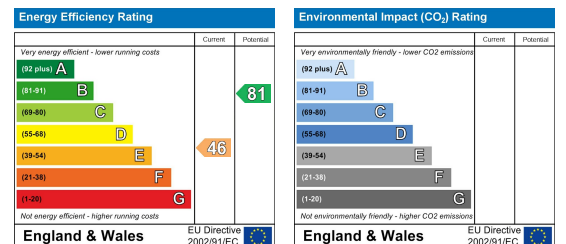
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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