

# Whitakers

Estate Agents



## 9 The Paddock, Hull, HU4 6XU

**£160,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this semi-detached property which is nestled on a private cul-de-sac off the well-connected Anlaby Park Road North, and enjoys close proximity to the Costello Stadium with accompanying parks / fields.

Externally to the front aspect, there is a paved forecourt with decorative planting, and boundary hedging. The kerb lowered to accommodate off-street parking.

The main features include - entrance lobby, bay fronted lounge and open plan kitchen / conservatory with shower room off.  
A fixed staircase ascends to the first floor which boasts three bedrooms, the second of which is conveniently furnished with a toilet and sink.

A shared side drive leads to the back of the plot, which is mainly laid to lawn with well stocked borders, and complimented with a patio seating area.

The property does require a degree of modernisation throughout, however this makes it ideal for a growing family seeking a home they can implement their own cosmetic taste upon.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt with decorative planting, and boundary hedging. The kerb lowered to accommodate off-street parking.

Ground floor

Hall

Wooden glazed door, and carpeted flooring. Leading to :

Lounge 16'7" x 12'2" (5.07 x 3.71 )



UPVC double glazed bay window, gas fire, and laminate flooring.

Kitchen 9'7" x 9'9" (2.93 x 2.99 )



UPVC double glazed door, electric storage heater, Lino flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with dual taps, plumbing for a washing machine and provision for a gas cooker with extractor hood above.

Conservatory 5'0" x 8'11" (1.54 x 2.72 )



UPVC double glazed windows, and laminate flooring.

Shower room



UPVC double glazed window, built-in storage cupboards, Lino flooring, and furnished with a two-piece suite comprising shower enclosure, and low flush W.C.

First floor

## Landing

With access to the loft hatch, UPVC double glazed window, electric storage heater, and carpeted flooring. Leading to :

Bedroom one 10'7" x 15'1" maximum (3.24 x 4.62 maximum )



UPVC double glazed window, and laminate flooring.

Bedroom two 12'6" x 7'4" (3.82 x 2.24 )



UPVC double glazed window, fitted storage cupboard, Lino flooring, and furnished with a two-piece suite comprising pedestal sink, and low flush W.C.

Bedroom three 9'7" x 7'4" (2.93 x 2.24 )



UPVC double glazed window, and carpeted flooring.

## Rear external



A shared side drive leads to the back of the property, which is mainly laid to lawn with well stocked borders, and complimented with a patio seating area. The residence also benefits from having a detached garage.

## 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 - 00030065000901

Council Tax band - B

## EPC rating

EPC rating - F

## Material Information

Construction - Standard

Conservation Area - Anlaby Park  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 7 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.

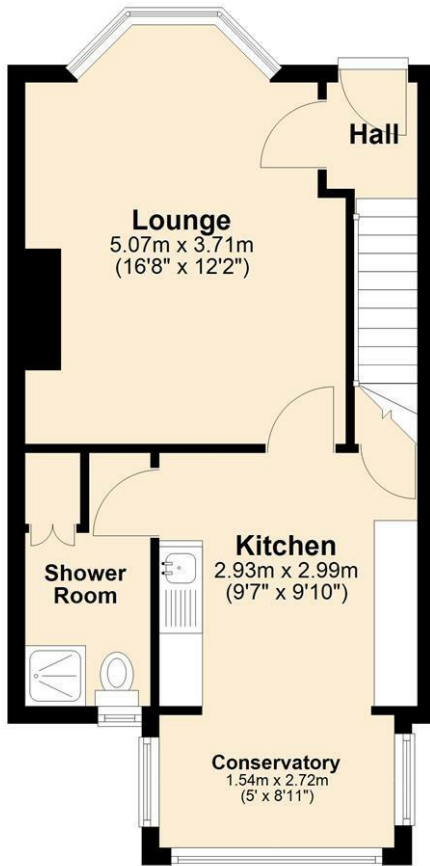
#### Whitakers Estate Agent Declaration

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# Floor Plan

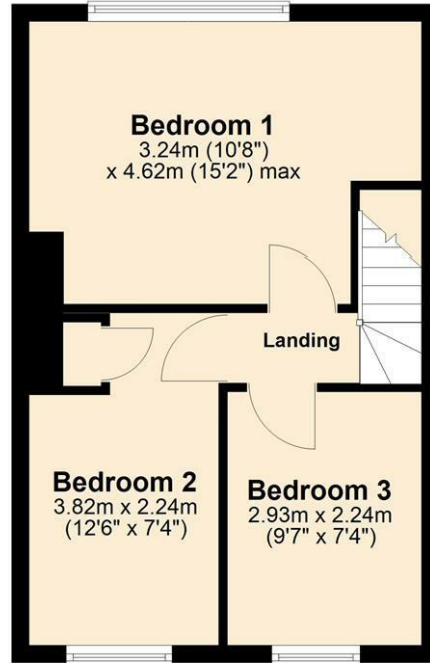
## Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 71.5 sq. metres (770.0 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		29	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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