Whitakers
Estate Agents

110 Etherington Road, Hull, HU6 7JP

Asking Price £170,000

NO ONWARD CHAIN!!

BEAUTIFULLY EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, PERFECTLY POSITIONED ON THE HIGHLY SOUGHT-AFTER BEVERLEY HIGH ROAD, HULL. THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR A GROWING FAMILY TO CREATE THEIR IDEAL HOME AND ADD THEIR OWN PERSONAL TOUCH.

INTERNALLY, THE PROPERTY FEATURES A SPACIOUS OPEN-PLAN LIVING AND DINING AREA, ALONGSIDE A SEPARATE, WELL-APPOINTED FITTED KITCHEN/DINER WITH FRENCH DOORS OPENING OUT ONTO THE REAR GARDEN—IDEAL FOR ENTERTAINING AND FAMILY LIVING. TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS AND A STYLISH, MODERN FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM GENEROUS OFF-STREET PARKING FOR MULTIPLE VEHICLES TO THE FRONT. TO THE REAR, A DELIGHTFUL GARDEN ENJOYS OPEN ASPECTS OVER WOODLAND AND PLAYING FIELDS, WITH THE ADDED ADVANTAGE OF GATED ACCESS DIRECTLY ONTO THE WOODLAND AREA.

EARLY VIEWING IS HIGHLY RECOMMENDED.

Entrance Hall

Access through a porch leading to the entrance hall. Carpeted with a radiator, leading to:

Lounge

Spacious lounge with a traditional coal fireplace and a large bay window to the front aspect.

Dining Room

Open lounge-diner, carpeted throughout with fitted cupboards and understairs storage. A UPVC window to the side aspect, and wooden French doors leading to the kitchen.

Fitted Kitchen

Generously sized fitted kitchen/diner, compromising all integrated appliances, a ceramic sink with stainless steel shower-head tap. Laminate flooring throughout and a radiator with French doors leading to the rear garden.

Bedroom 1

Carpeted throughout with a large bay window to the front aspect. A traditional coal fireplace and a radiator. This property compromises solid wooden doors throughout.

Bedroom 2

Well proportioned second bedroom to the rear of the property, carpeted throughout with a radiator and a traditional coal fireplace and a UPVC window to the rear.

Bedroom 3

Well proportioned third bedroom, carpeted throughout with a radiator and UPVC window to the rear aspect.

Bathroom

Modern three piece bathroom suite, with fully tiled floor and walls with a UPVC window to the front aspect. Compromises a bath with overhead rainfall shower, and a vanity sink with low level WC.

Gardens

Large rear garden, with access through a gate to the woodland track to the rear of the property. Low maintenance garden, well proportioned, compromising of a storage shed.

Off Street Parking

To the front of the property, offers off street parking for multiple vehicles.

EPC

EPC Rating D

Tenure

Freehold

Council Tax

Hull City Council tax band B

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 sales 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.

Material Information:

Construction - Brick under tile roof
Conservation Area - no
Flood Risk - very low
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband - Basic 20 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

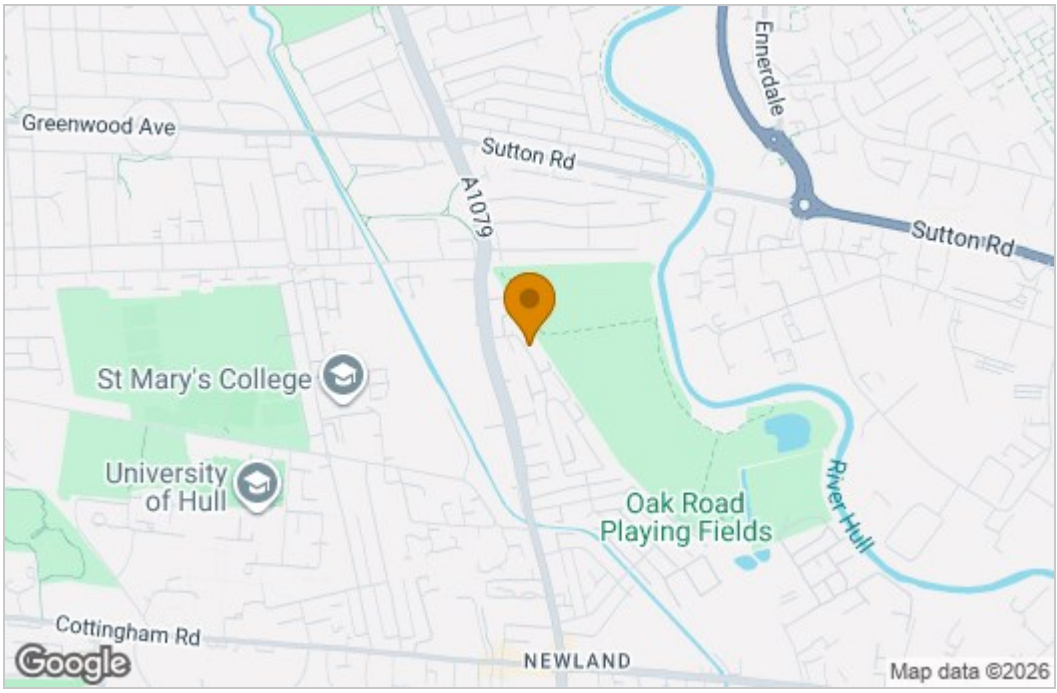
Whitakers Estate Agent Declaration:

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.

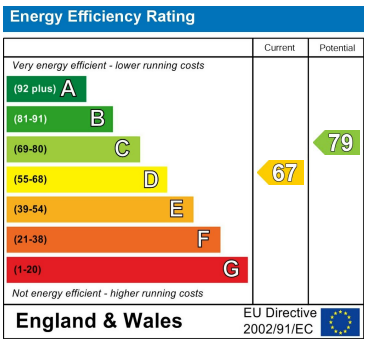
Floor Plan

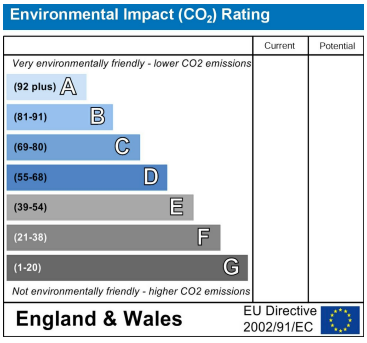
Total area: approx. 93.4 sq. metres (1005.0 sq. feet)

Area Map



Energy Efficiency Graph





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