

Whitakers

Estate Agents



353 Ings Road, Hull, HU7 4UY

Guide price £230,000

GUIDE PRICE £230,000 - £240,000

This extended 3 bedroomed semi-detached property is available to purchase with NO ONWARD CHAIN!

Ideally situated just a short walk from popular Sutton Village centre and close to local shops and amenities, the property is also well positioned within the catchment area of highly regarded primary and secondary schools!

Whilst in need of a degree of updating, the property nonetheless offers an outstanding opportunity to purchase a well proportioned and spacious family home in a most popular and sought after area!

Briefly comprising; entrance hallway, downstairs cloakroom, lounge, dining room and kitchen to the ground floor, there are 3 bedrooms and a family bathroom to the first floor.

Having the additional benefit of front and rear gardens with off road parking and garage together with gas central heating and uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway

Recessed porch with uPVC door into entrance hallway with side uPVC window, carpeted flooring, central heating radiator, under stair storage, stairs to first floor and door into...

Downstairs Cloakroom

With low flush wc and hand wash basin, part tiled walls, vinyl flooring and uPVC window to side aspect.

Lounge 14'8 x 12'6 (4.47m x 3.81m)



With walk-in square front bay window, carpeted flooring, central heating radiator and fire surround with inset electric fire.

Dining Room 20'2 x 10'10 (6.15m x 3.30m)



Extended dining room with uPVC French doors into rear garden, carpeted flooring, central heating radiator and fire surround with inset gas fire.

Kitchen 16'8 max x 7'5 (5.08m max x 2.26m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring gas hob with extractor oven and mid level electric double oven. 1 1/4 bowl composite sink/drainers with mixer taps, plumbing for under counter automatic washing machine

and space for free standing fridge/freezer. Vinyl flooring, two uPVC windows to side aspect and uPVC door into rear garden.

First Floor Landing

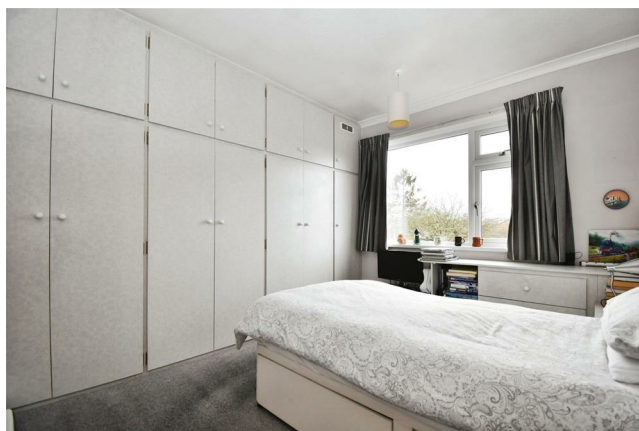
Stairs from entrance hallway to first floor landing with carpeted flooring, loft access hatch and uPVC window to side aspect.

Bedroom One 14'8 x 11'9 (4.47m x 3.58m)



With walk-in square front bay window, carpeted flooring, central heating radiator and fitted wardrobes

Bedroom Two 11'10 x 11'9 (3.61m x 3.58m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes

Bedroom Three 8'6 x 6'8 (2.59m x 2.03m)



With uPVC Oriel bay window to front aspect, carpeted flooring and central heating radiator.

Bathroom 6' x 6'7 (1.83m x 2.01m)



Shower cubicle with wall mounted electric shower, low flush wc and pedestal hand wash basin. Central heating radiator, vinyl flooring, tiled walls and uPVC window to rear aspect.

Outside



The front off the property is mainly laid to aggregate providing off road parking whilst the shared side driveway with security gates lead to the detached garage. Gate access leads to the attractive rear garden, laid mainly to lawn with paved patio seating area whilst fencing and hedging to the perimeters afford a good degree of privacy.

Garage

Situated at the foot of the shared driveway with up and over door

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC Awaited

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/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Planning – Application Summary

86/00019/PF; 21/3/1986 Erection of single-storey rear extension (2.6m long x 6.1m wide) for kitchen and dining room, 353 lngs Road Kingston Upon Hull City Of Kingston Upon Hull HU7 4UY

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=8600019PF&activeTab=summary)

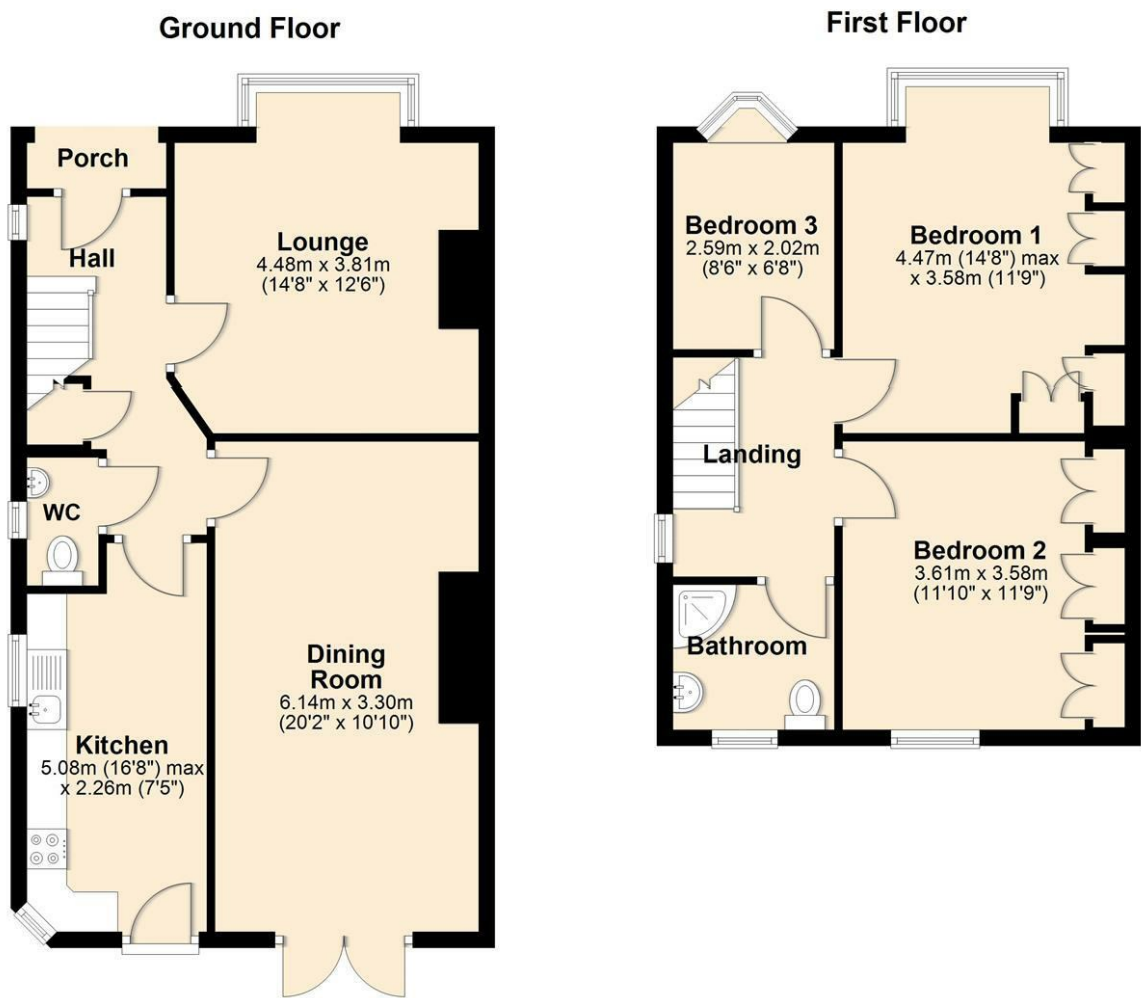
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Whitakers Estate Agent Declaration:

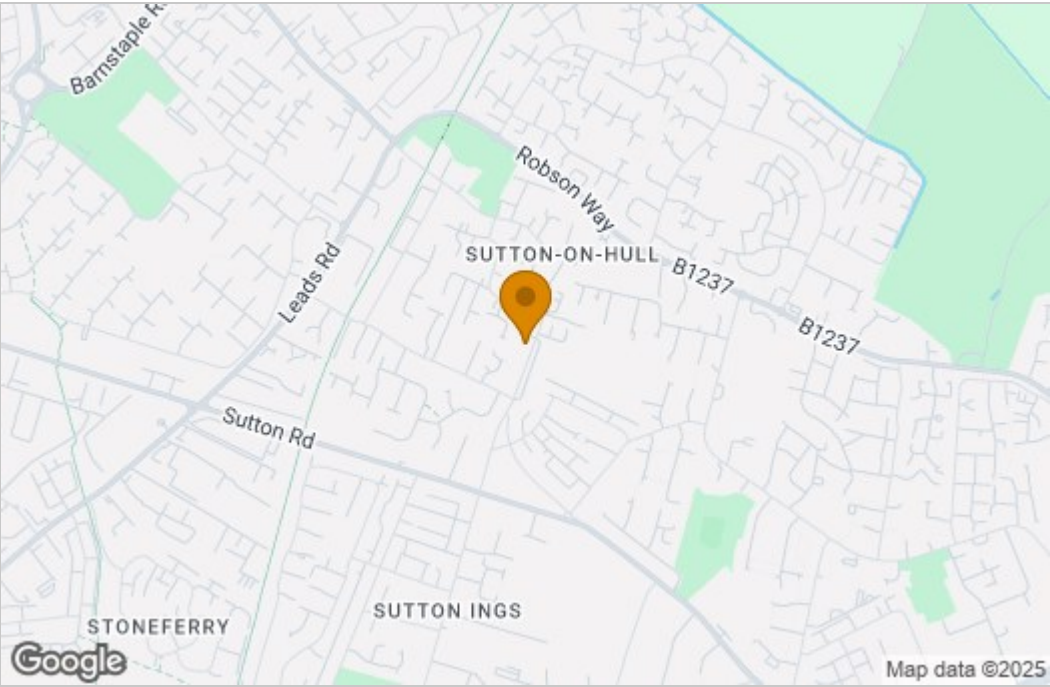
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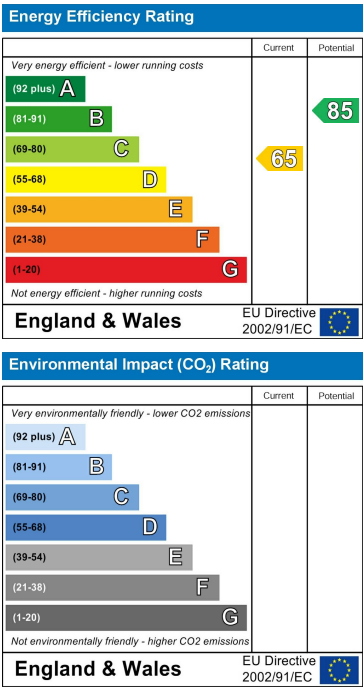
Floor Plan



Area Map



Energy Efficiency Graph



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