

# Whitakers

Estate Agents



## 163 The Queensway, Hull, HU6 9BJ

**Asking Price £215,000**

This lovely extended 3 bedroom detached home with STUNNING garden room, is available to purchase with NO ONWARD CHAIN!

Ideally situated on a quiet cul-de-sac on the ever popular Queensway, just a short walk from Tesco supermarket and enjoying excellent transport links into the City as well as being close to well regarded local schools, this spacious property would be ideal for families.

Having been extended to the rear, the property, the property briefly comprises; entrance hallway, spacious lounge, modern fitted kitchen, garden room with bi-folding doors to rear garden and a luxurious shower room to the ground floor, there are 3 bedrooms, all with fitted furniture and a family bathroom to the first floor.

Having the additional benefit of off road driveway parking and a garage to the front together with an enclosed rear garden, the property also benefits from gas central heating and uPVC double glazing throughout hence early viewing is strongly recommended!

## The Property Comprises

### Entrance Hallway

Covered entrance with composite door into hallway with carpeted flooring and central heating radiator.

### Lounge 16'0 max x 13'7 (4.88m max x 4.14m)



Door from entrance hallway into lounge with uPVC bay window to front aspect, laminate flooring, central heating radiator and additional door into kitchen.

### Kitchen 14'10 x 12'7 (4.52m x 3.84m)



With a range of modern fitted white wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring ceramic hob with extractor over and electric fan oven below, ceramic 1 1/2 bowl ceramic sink with mixer taps over and plumbing for automatic washing machine. uPVC window to front aspect, central heating radiator and laminate flooring which extends into.....

### Garden Room 20'10 x 8'8 (6.35m x 2.64m)



Stunning extended garden room with continuation of laminate flooring, double bi-folding doors into rear garden and three ceiling Velux windows.

### Downstairs Shower Room 8'8 x 4'10 (2.64m x 1.47m)



Luxurious shower room comprising double walk in shower cubicle with glazed screen and twin head mains shower, vanity sink unit and low flush wc. Feature tiled to walls and floor, extractor fan and uPVC window to rear aspect.

### First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring, built in storage cupboard, loft access hatch and uPVC window to rear aspect.

### Bedroom One 14'10 x 9'3 (4.52m x 2.82m)



uPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

### Bedroom Two 8'6 x 8'4 (2.59m x 2.54m)



uPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

### Bedroom Three 9'7 x 6'2 (2.92m x 1.88m)



uPVC window to side aspect, laminate flooring, fitted wardrobes and central heating radiator.

### Family Bathroom 9'6 x 8'4 (2.90m x 2.54m)



Bath with electric shower, low flush wc and pedestal hand wash basin. Tiling to walls and floor, central heating radiator and uPVC window to front aspect.

### Outside



To the front of the property is a small lawned area and block paved driveway providing off road parking and double gates to rear of the property, a second driveway leads to the single garage. The rear of the property is mainly laid to lawn with mature borders and walls and fencing to perimeters.

### Garage

With up and over door and internal door into rear garden.

### 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:

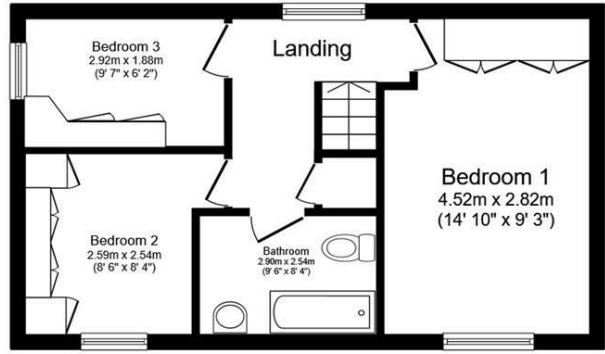
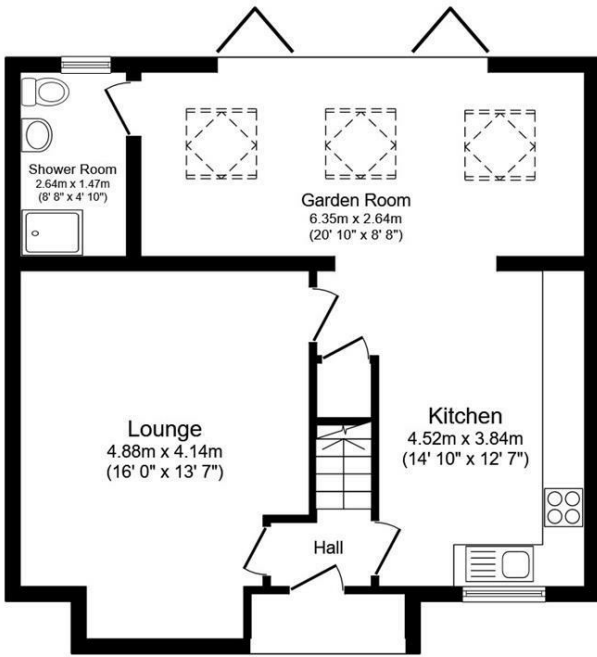
Construction - Brick/Tile

Conservation Area - No  
Flood Risk - Low  
Mobile Coverage/Signal -  
Broadband - Basic 12 Mbps, Ultrafast 10000  
Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - Application Summary 17/00697/PD  
Erection of single storey rear extension (2.5m  
long x 8.4m wide x 3m high : height to eaves  
2.3m)|  
163 The Queensway Kingston Upon Hull HU6  
9BJ  
Permitted Development allowed

**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



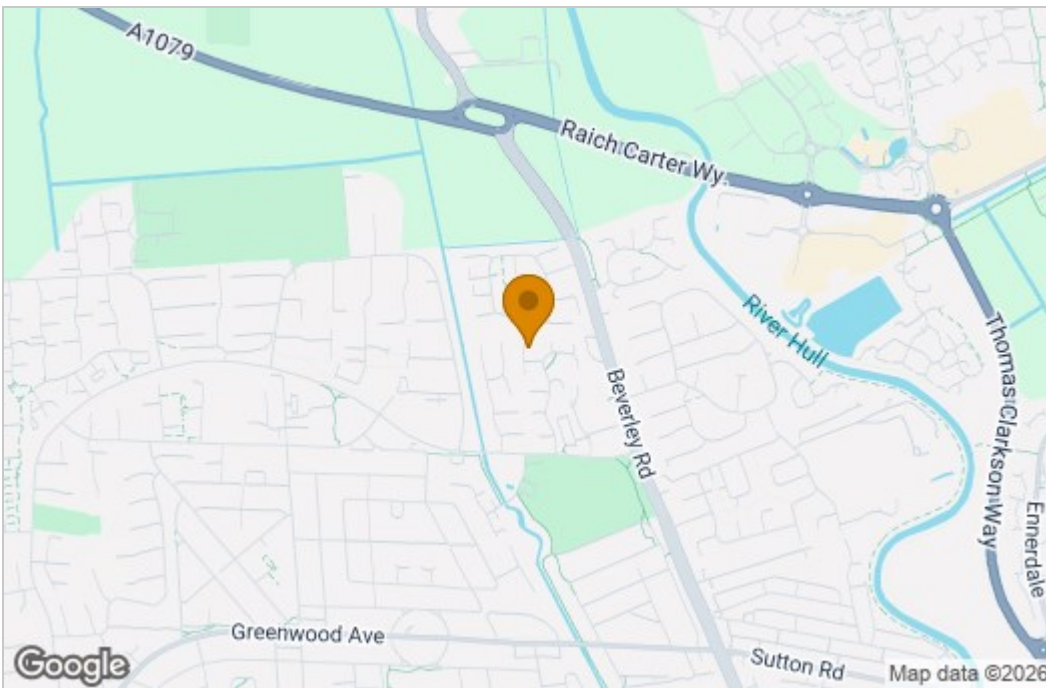
Ground Floor

First Floor

Total floor area: 99.4 sq.m. (1,070 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.