

Whitakers

Estate Agents



77 Ings Road, Hull, HU8 0SD

Asking Price £175,000

****£5000 allowance towards deposit****

Whitakers are delighted to bring this spacious 3 bedroom terraced home to the market!

Having been much improved by the current owners whilst maintaining many character features, this represents an outstanding opportunity to purchase a spacious family home in a most popular and sought after area.

Well positioned on Ings Road in the east of the City, close to the local shops and amenities of Holderness Road and just a short distance from East Park with its wealth of leisure facilities, the property is also within catchment of highly regarded primary and secondary schools!

Briefly comprising; entrance hallway, Lounge, dining room and kitchen/breakfast room to the ground floor whilst to the first floor there are 3 double bedrooms and a bathroom.

Also benefitting from front and rear gardens with off street parking to the rear together with gas central heating and uPVC windows, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Upvc double glazed entrance door, gas central heating radiator, laminate flooring and staircase to the landing off.

Lounge 14'5 x 11'6 (4.39m x 3.51m)



Upvc double glazed bay window, gas central heating radiator, laminate flooring, coved ceiling, feature fireplace with a marbled back and hearth and a living flame fire. Double doors lead to:

Dining Room 12'6 x 11'4 (3.81m x 3.45m)



Upvc double glazed window, gas central heating radiator, feature fireplace with a tiled back and hearth and a living flame fire, parquet flooring and a coved ceiling.

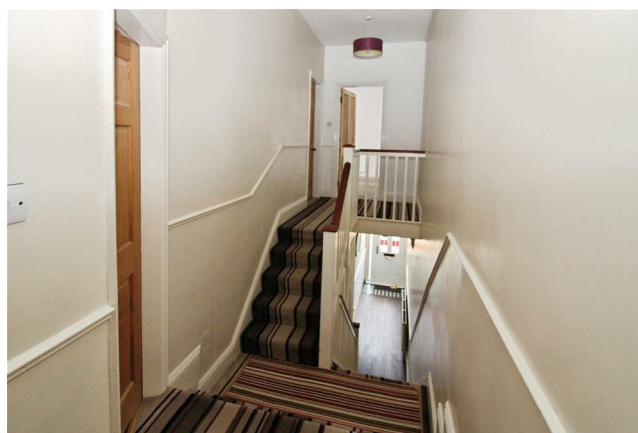
Kitchen/Breakfast Room 21'7 x 10'5 (6.58m x 3.18m)



Upvc double glazed bay window and double doors leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, plumbing for an automatic

washing machine, space for a range style cooker, coved ceiling and laminate flooring.

First Floor Landing



Access to the loft space. Leads to:

Bedroom One 11'10 x 17'2 (3.61m x 5.23m)



Upvc double glazed window and a gas central heating radiator.

Bedroom Two 12'6 x 11'4 (3.81m x 3.45m)



Upvc double glazed window, gas central heating radiator, picture rail, laminate flooring and a storage cupboard.

Bedroom Three 13'10 x 10'5 (4.22m x 3.18m)



Upvc double glazed window, gas central heating radiator and a dado rail.

Bathroom



Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, electric shower and a dado rail.

Outside



To the front of the property there is a generous sized gravelled garden. At the rear of the property there is a paved garden with access to off street parking to the rear.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

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 - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

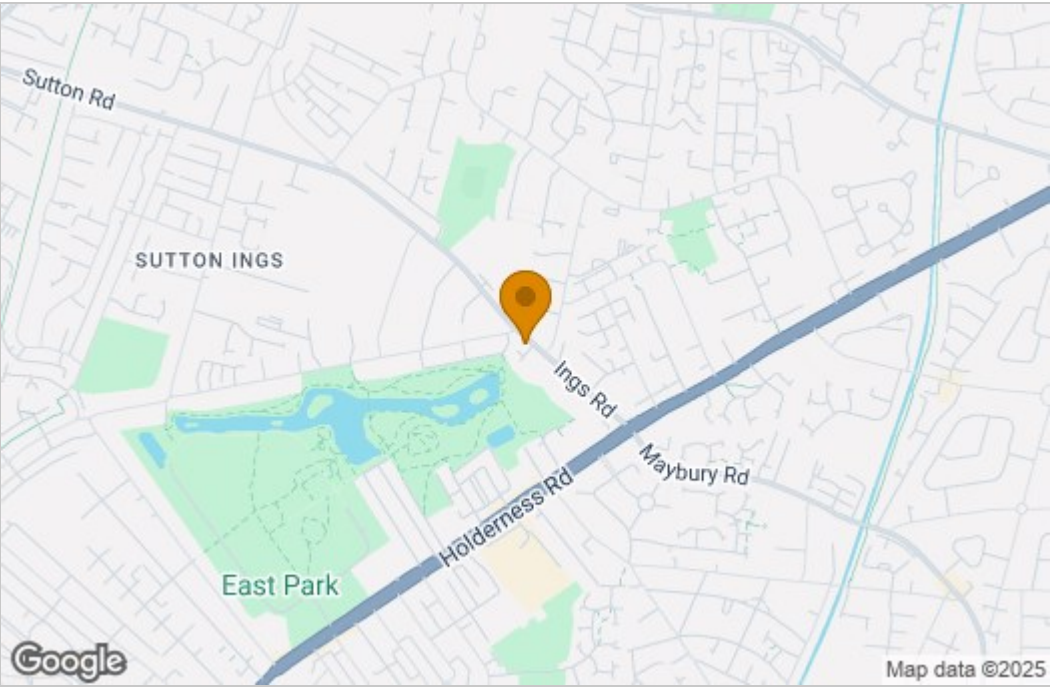
Whitakers Estate Agent Declaration:

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.

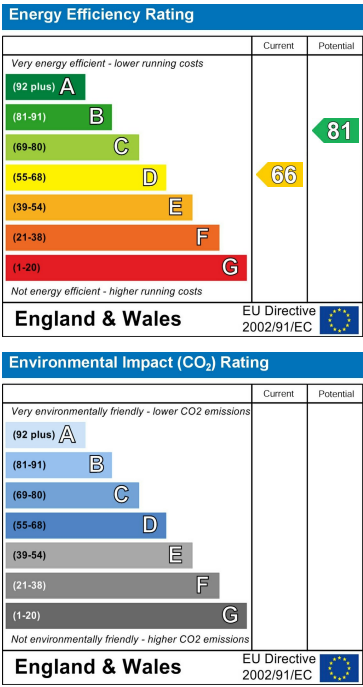
Floor Plan



Area Map



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