

# Whitakers

Estate Agents



## 79 Roborough Close, Hull, HU7 4RN

**Guide price £120,000**

\*\*\* GUIDE PRICE £120,000 - £130,000 \*\*\*

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this neatly presented end-terrace home, conveniently located within easy reach of North Point Shopping Centre and excellent transport links.

Set behind an enclosed lawned frontage, the property welcomes the resident through a practical entrance porch with built-in storage, leading to a hallway with cloakroom. Beyond lies a bright, spacious lounge and a well-equipped kitchen with adjoining dining area—ideal for both everyday living and entertaining.

The first floor reveals four generously sized bedrooms, complemented by a contemporary shower room, and useful additional storage from the landing.

Outside, the enclosed rear garden provides a private, mainly lawned space enhanced by decorative planting—perfect for relaxing or family enjoyment.

Combining space, comfort and convenience, this appealing home is well suited to modern family life and falls within the catchment of respected local schools. Early viewing is strongly advised.

The accommodation comprises

Front external



Externally to the front aspect, there is a garden that is laid to lawn and enclosed by boundary fencing.

Ground floor

Porch

UPVC double glazed door and window, and carpeted flooring. Opening to :

Hall

Wooden single glazed door, central heating radiators, two built-in storage cupboards, and carpeted flooring. Leading to :

W.C.

UPVC double glazed window, and partly tiled with carpeted flooring. Furnished with a low flush W.C.

Lounge 15'8" x 13'9" maximum (4.78 x 4.20 maximum )



UPVC double glazed window, central heating radiator, fireplace with tiled inset / hearth and wooden surround, and carpeted flooring.

Kitchen / dining room 9'3" x 24'2" (2.83 x 7.37 )



Kitchen area



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and provision for a gas cooker with extractor hood above.

Dining area



UPVC double glazed door and window, central heating radiator, and carpeted flooring.

First floor

Landing

UPVC double glazed window, central heating

radiator, two built-in storage cupboards, and carpeted flooring.

Bedroom one 9'5" x 11'11" (2.89 x 3.64 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 9'6" x 12'1" maximum (2.90 x 3.69 maximum )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 15'9" x 13'7" maximum (4.81 x 4.15 maximum )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 12'5" x 5'6" (3.81 x 1.70 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, and party tiled with tile effect laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The rear garden is also laid to lawn, complemented by ornamental planting and fully enclosed by timber fencing.

## Aerial view of the property / area



## Land boundary



## Aerial view of the property

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0030011900790B

Council Tax band - A

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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.

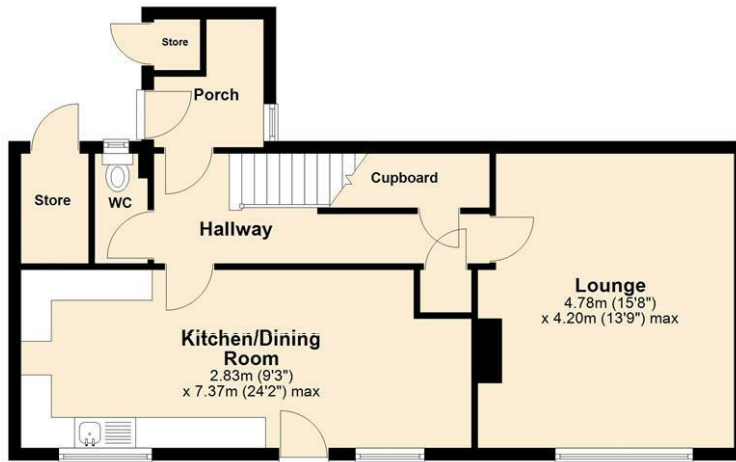
### Whitakers Estate Agent Declaration

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

Approx. 59.4 sq. metres (639.0 sq. feet)



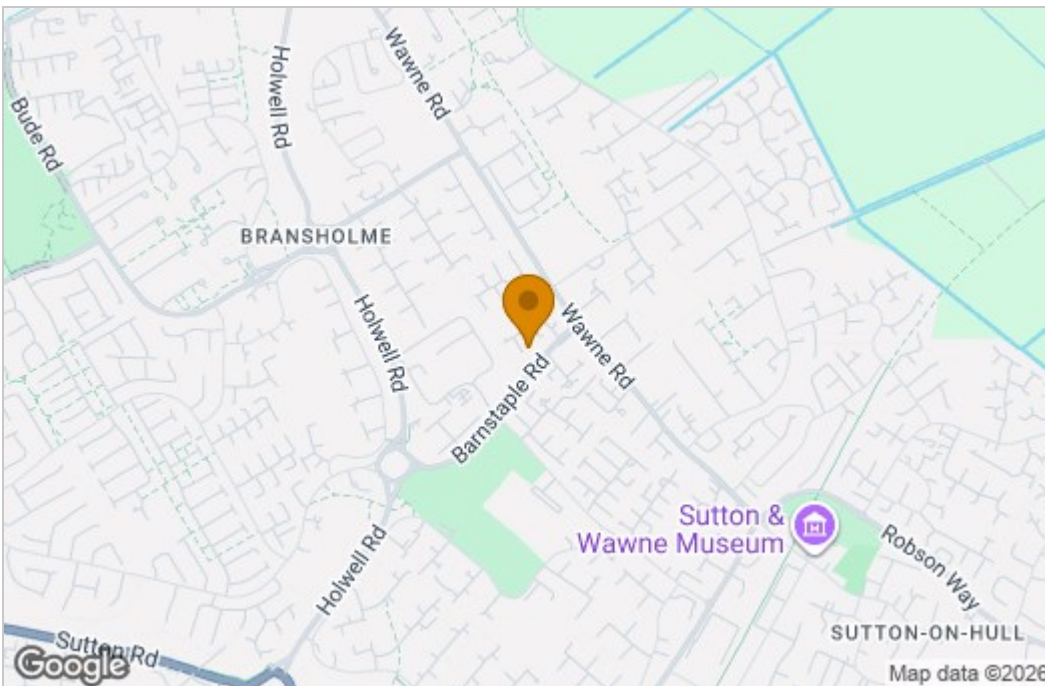
## First Floor

Approx. 55.7 sq. metres (599.8 sq. feet)

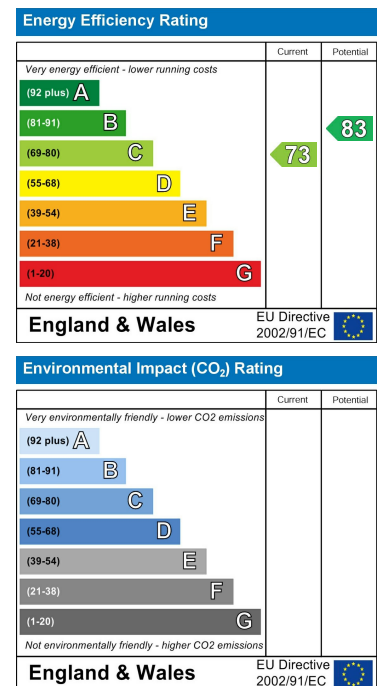


Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.