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Limb
MOVING HOME









39 Coronation Road South, Hull, HU5 5QN

- Mid Terraced Home
- Double Storey Extension
- Three Bedrooms
- Council Tax Band = A
- Lounge/Diner
- Westerly Rear Garden
- Off Street Parking
- Freehold / EPC = C

£145,000

INTRODUCTION

A well-presented mid-terraced house situated in a popular residential location, ideally positioned for the local primary school and offered with no onward chain. Benefiting from a double-storey extension, the property offers excellent and spacious accommodation throughout. The ground floor features a through lounge and dining room alongside a modern kitchen. Upon the first floor, there is a double bedroom, two good-sized single bedrooms, and a contemporary family bathroom. Externally, a gravelled driveway to the front provides convenient off-street parking. The rear garden enjoys a desirable westerly aspect and is mainly laid to lawn, featuring a garage at the foot of the garden and a raised decking area with a glass balustrade directly adjoining the rear of the property.

LOCATION

This property is ideally situated on Coronation Road South which runs off Wold Road, a vibrant area well-served by a diverse range of local shops, cafes, and essential services. The nearby Willerby Shopping Park provides extensive retail options including Waitrose and Aldi, while Haltemprice Leisure Centre offers excellent fitness and swimming facilities just a short drive away.

For commuters, the location is excellent; regular bus routes offer direct access to Hull City Centre, while the nearby A63 links quickly to the M62 and the wider motorway network. Families are well-catered for with respected local schooling nearby, including Wold Road Primary School and Wolfreton School and Sixth Form College, making this a practical and well-connected place to call home.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Composite residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE/DINER





LOUNGE AREA

With feature tiled chimney breast and window to the front elevation. Open plan in style to the dining area.



DINING AREA

With access to understairs storage cupboard.



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KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven and four ring gas hob with filter hood above. There is a breakfast bar area, plumbing for a washing machine and space for dryer and fridge/freezer. Window and external access door to rear.





FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes and windows to the front elevation.





BEDROOM 2

With fitted cupboard to corner. Window to the rear elevation.



BEDROOM 3

Window to rear.



BATHROOM

With style suite comprising a shaped bath with rain head and hand held shower system, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiling to walls and floor.



OUTSIDE

A gravelled driveway to the front provides convenient off-street parking. The rear garden enjoys a desirable westerly aspect and is mainly laid to lawn, featuring a garage at the foot of the garden and a raised decking area with a glass balustrade directly adjoining the rear of the property.





REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

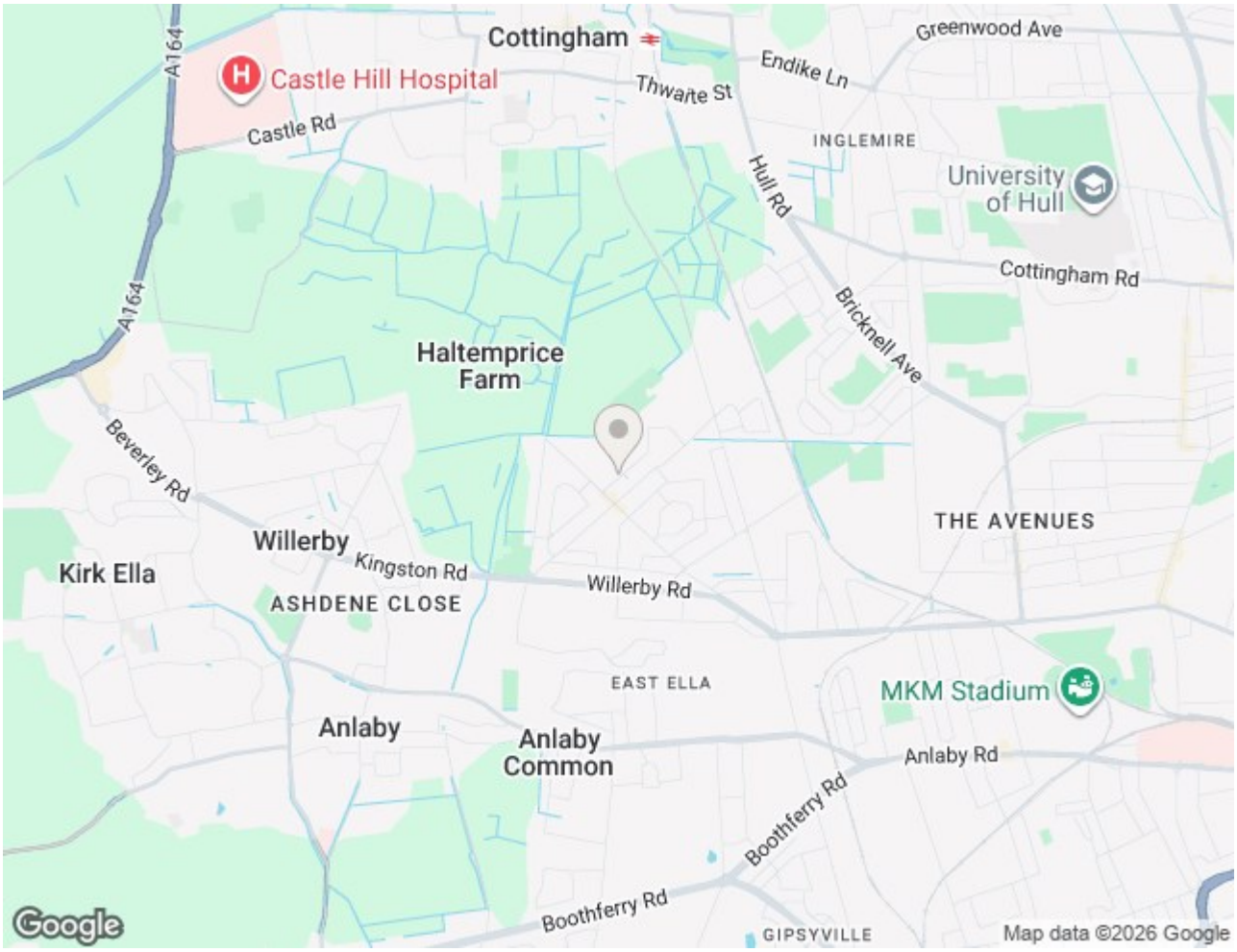
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

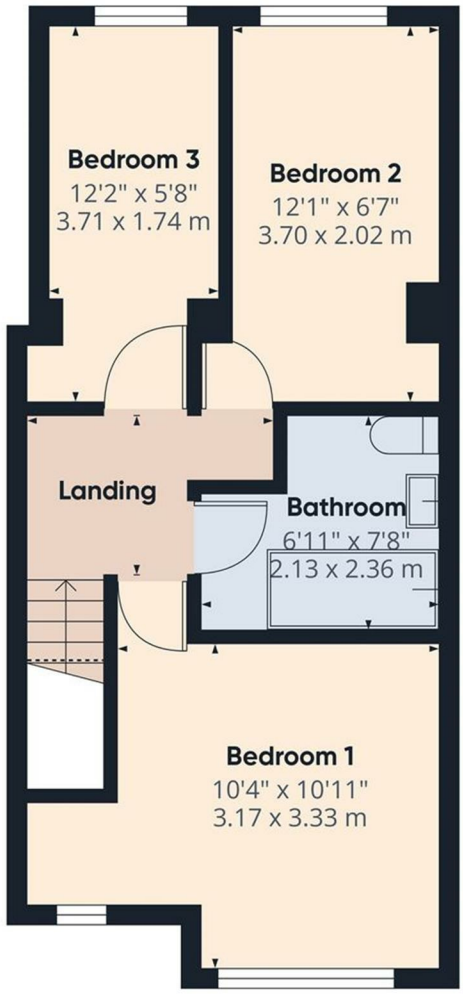
PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Cottingham
Castle Hill Hospital
Castle Rd
A164
Thwaite St
Endike Ln
Greenwood Ave
INGLEMIRE
Hull Rd
University of Hull
Cottingham Rd
Bricknell Ave
Haltemprice Farm
Beverley Rd
THE AVENUES
Willerby
Kirk Ella
Kingston Rd
ASHDENE CLOSE
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Floor 1

Approximate total area(1)

358 ft²

33.3 m²

(1) Excluding balconies and terraces

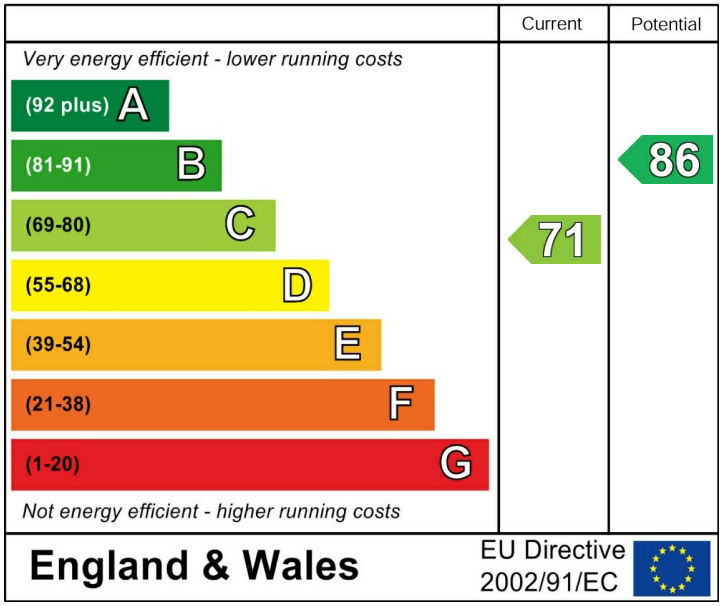
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

