Whitakers
Estate Agents

101 Rokeby Park, Hull, HU4 7QE

£215,000

Whitakers Estate Agents are delighted to present this neatly presented semi-detached family home, ideal for those looking to live within the catchment area of the highly regarded Rokeby Park Primary School, while also benefiting from a wide range of local amenities and excellent transport links.

Externally, the front of the property features a generous paved forecourt with a dropped kerb, providing off-street parking for multiple vehicles.

Upon entering, the resident is welcomed by an inviting entrance hall that follows through to an open-plan lounge / dining area, alongside a fitted kitchen.

A fixed staircase rises to the first floor, offering two double bedrooms, a well-proportioned third bedroom, and a bathroom fitted with a three-piece suite. A pull-down ladder from the second bedroom provides access to a useful loft space.

French doors from the dining area open onto a landscaped rear garden, which is partly laid to lawn with artificial grass and complemented by porcelain patio tiling, all enclosed by perimeter fencing.

The property further benefits from a detached workshop, thoughtfully converted into a versatile home office or workspace, complete with an integrated cloakroom and additional storage space.

The accommodation comprises

Front external

Externally, the front of the property features a generous paved forecourt with a dropped kerb, providing off-street parking for multiple vehicles.

Ground floor

Hall

UPVC double glazed door and window, central heating radiator, under stairs storage cupboards, and laminate flooring.

Open plan lounge / dining room

Lounge 15'2" x 12'9" (4.64 x 3.89)

UPVC double glazed bay window, central heating radiator, fireplace with slate inset / marbled hearth and decorative surround, and laminate flooring.

Dining room 12'5" x 11'2" (3.80 x 3.42)

UPVC double glazed French doors with side windows, central heating radiator, feature fireplace, and laminate flooring.

Kitchen 12'5" x 6'9" (3.80 x 2.07)

UPVC double glazed door and windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

First floor

Landing
UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 15'2" x 10'6" (4.63 x 3.22)

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

Bedroom two 12'3" x 10'11" maximum (3.74 x 3.35 maximum)

UPVC double flexed window, central heating radiator, built-in storage cupboards, and laminate flooring.

Bedroom three 9'6" x 7'5" (2.91 x 2.28)

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

Bathroom

UPVC double glazed window, central heating radiator, fitted storage, and partly tiled walls with tiled flooring. Furnished with a three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Loft room 11'2" x 10'3" (3.42 x 3.13)

Roof style window, central heating radiator, storage in the eaves, and carpeted flooring.

W.C.

Rear external

French doors from the dining area open onto a landscaped rear garden, which is partly laid to lawn with artificial grass and complemented by porcelain patio tiling, all enclosed by perimeter fencing.

Workshop 14'7" x 8'5" (4.45 x 2.57)

UPVC double glazed door and windows, central heating radiator, and laminate flooring. Fitted with floor and eye level units, a worktop with splashback tiles above, and sink with mixer tap. The property further benefits from a detached workshop, thoughtfully converted into a versatile home office or workspace, complete with an integrated cloakroom and additional storage space.

Additional features

The residence also benefits from having an outside tap, and a detached wooden garden room.

Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030060010103
Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 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.

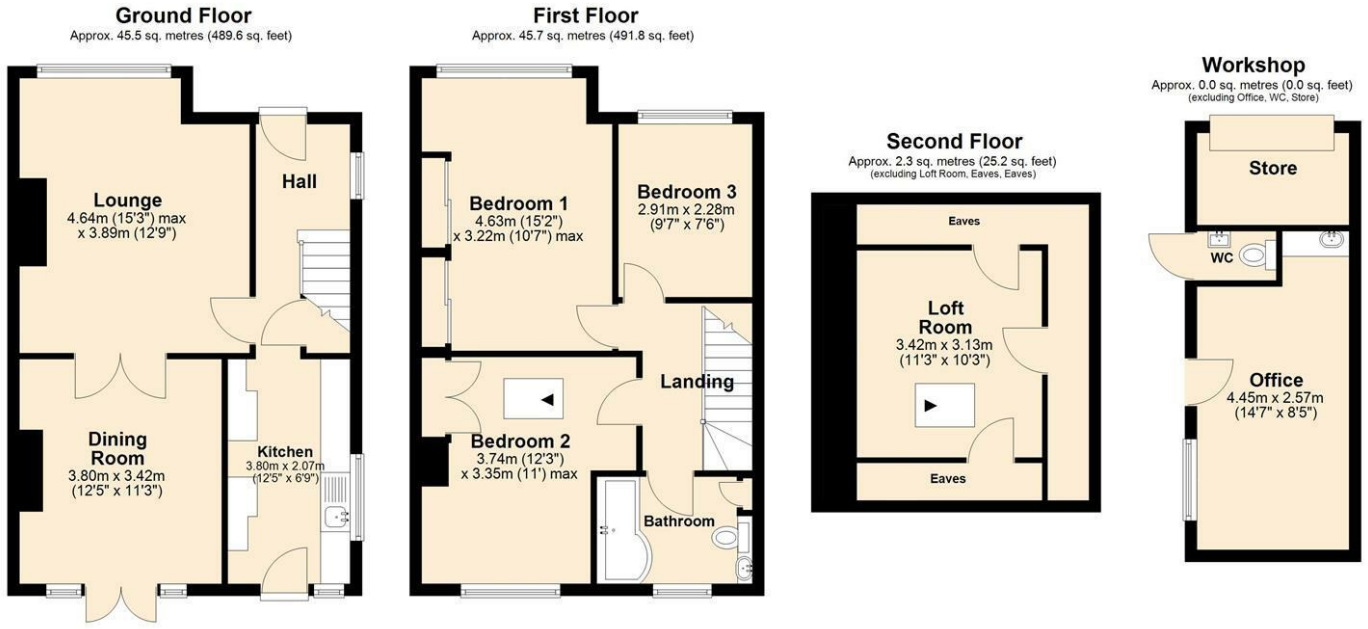
Free Market Appraisals / Valuations

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

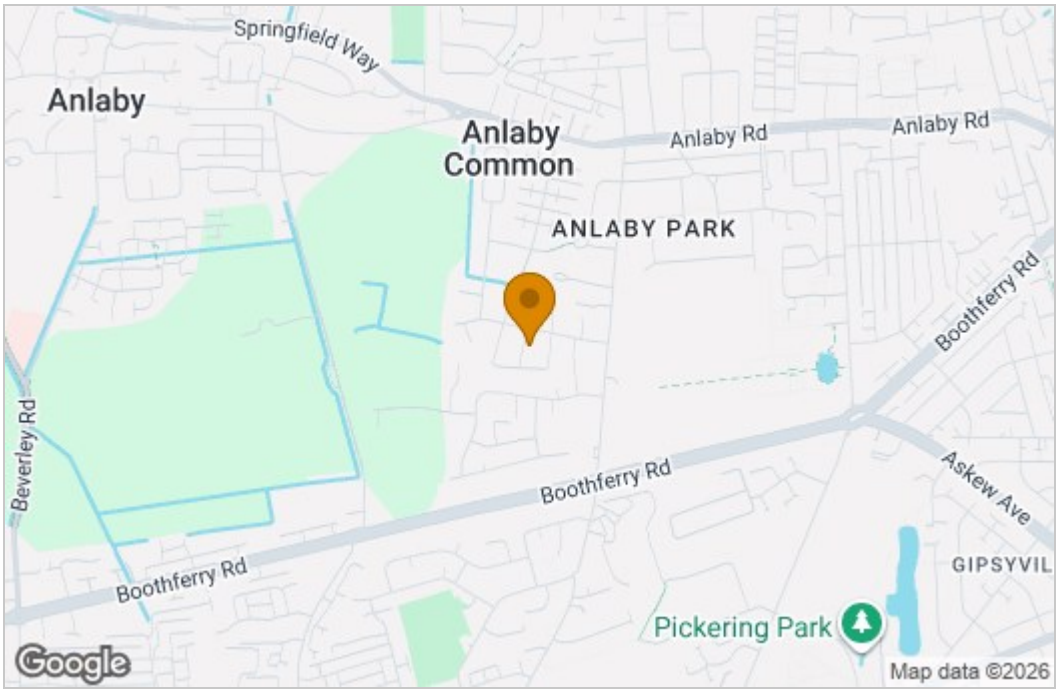
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

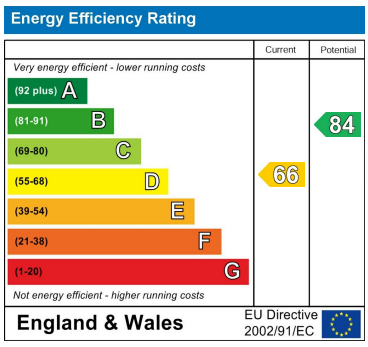


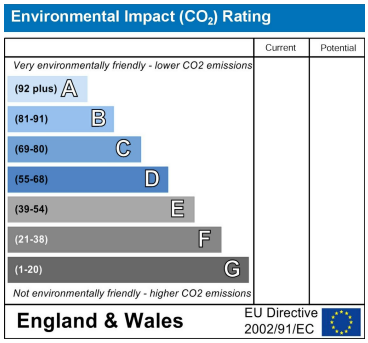
Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

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

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk