

Whitakers

Estate Agents



23 Northfield Road, Hull, HU3 6TN

£199,950

This beautifully presented four-bedroom home has been thoughtfully altered and enhanced from its original design, creating a superb family property ready for its next owners to move straight in and enjoy from day one.

The well-planned accommodation briefly comprises; entrance hall with useful ground floor W/C, comfortable lounge and a superb open-plan fitted kitchen/diner with doors leading out to the rear garden, ideal for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms, including a fitted master bedroom, together with a stylish family bathroom suite. Fixed stairs lead to the fourth bedroom, offering an excellent space for a growing family, home office or guest room.

Externally, the property benefits from a low-maintenance frontage providing ample off-street parking for multiple vehicles. To the rear is an enclosed garden with a seating area, perfect for enjoying the warmer months.

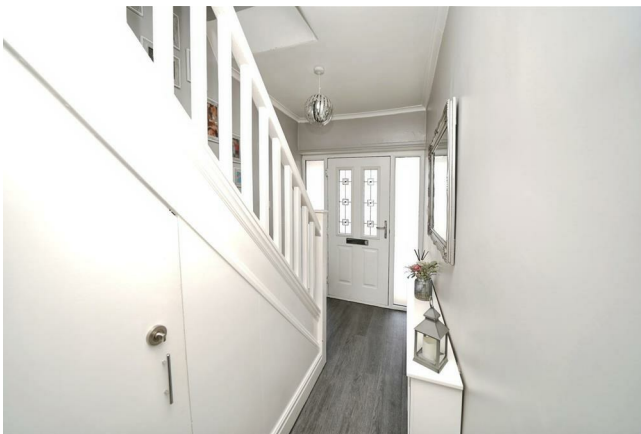
Situated close to well-regarded schools and a wide range of local amenities, this fantastic home is expected to generate strong interest. Early viewing is highly recommended.

The Accommodation Comprises

Front External



Entrance Hall



Composite entrance door with frosted UPVC double glazed inserts and UPVC double glazed side panels. Staircase providing access to the first floor landing laminate flooring and radiator.

Cloakroom

Low flush WC and wash basin, storage cupboard off.

Lounge 13'9" x 11'1" (4.20m x 3.38m)



Open plan leading to dining area/kitchen, vertical radiator, wall lighting and ceiling spot lights. Double doors with glass inserts lead to;

Dining Room 11'1" x 16'10" (3.40m x 5.15m)



UPVC double glazed square fronted bay window to the front aspect, radiator and ceiling spot lights.

Kitchen 9'11" x 16'4" (3.03m x 5.00m)

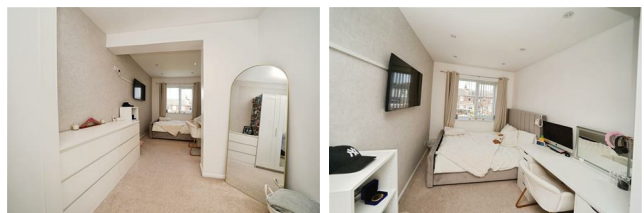


Breakfast kitchen with UPVC double glazed French doors leading to the rear garden, UPVC double glazed window the rear aspect, radiator, laminate flooring and ceiling spot lights. Fitted with a range of high gloss base, drawer and wall mounted units, fitted work surfaces and splash back surrounds and single drainer sink unit. Built in double oven and hob with concealed extractor hood over, plumbing for an automatic washing machine with space for an upright fridge freezer.

First Floor

Landing With ceiling spot lights.

Bedroom One 14'0" x 11'0" (4.28m x 3.37m)



UPVC double glazed square fronted bay window to the front aspect, a range of built in wardrobes, wall lighting and ceiling spot lights.

Bedroom Two 18'7" x 7'11" (5.68m x 2.42m)



UPVC double glazed window to the rear aspect, radiator and ceiling spot lights.

Bedroom Three 16'2" x 7'10" (4.94m x 2.40m)



Double glazed window to the rear aspect, radiator and ceiling spot lights.

Bathroom



UPVC double glazed window to the front aspect, fully tiled walls, extractor fan and heated towel radiator. Fitted with a three piece suite comprising; panelled jacuzzi bath with shower over and shower screen, pedestal wash basin and W.C with top button flush.

Landing

Inner First Floor Landing With a fixed staircase to the second floor and understairs storage cupboard.

Bedroom Four 10'11" x 15'5" (3.33m x 4.70m)



Double glazed window to the rear aspect, radiator and ceiling spot lights. Storage eves and further storage cupboard housing gas central heating boiler.

External



Outside to the front of the property there is a block paved driveway for two vehicles, to the rear aspect lies an enclosed rear garden with fence surround comprising paved seating area and Astro turf laid garden. Beyond lies a further paved area having a timber storage shed. With an access gate leading to the ten foot at the rear.

EPC

EPC rating - TBC

Council Tax

Council Tax band - B

Local Authority - Kingston Upon Hull

Tenure

This property is Freehold.

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 17 Mbps Ultrafast 10000 Mbps

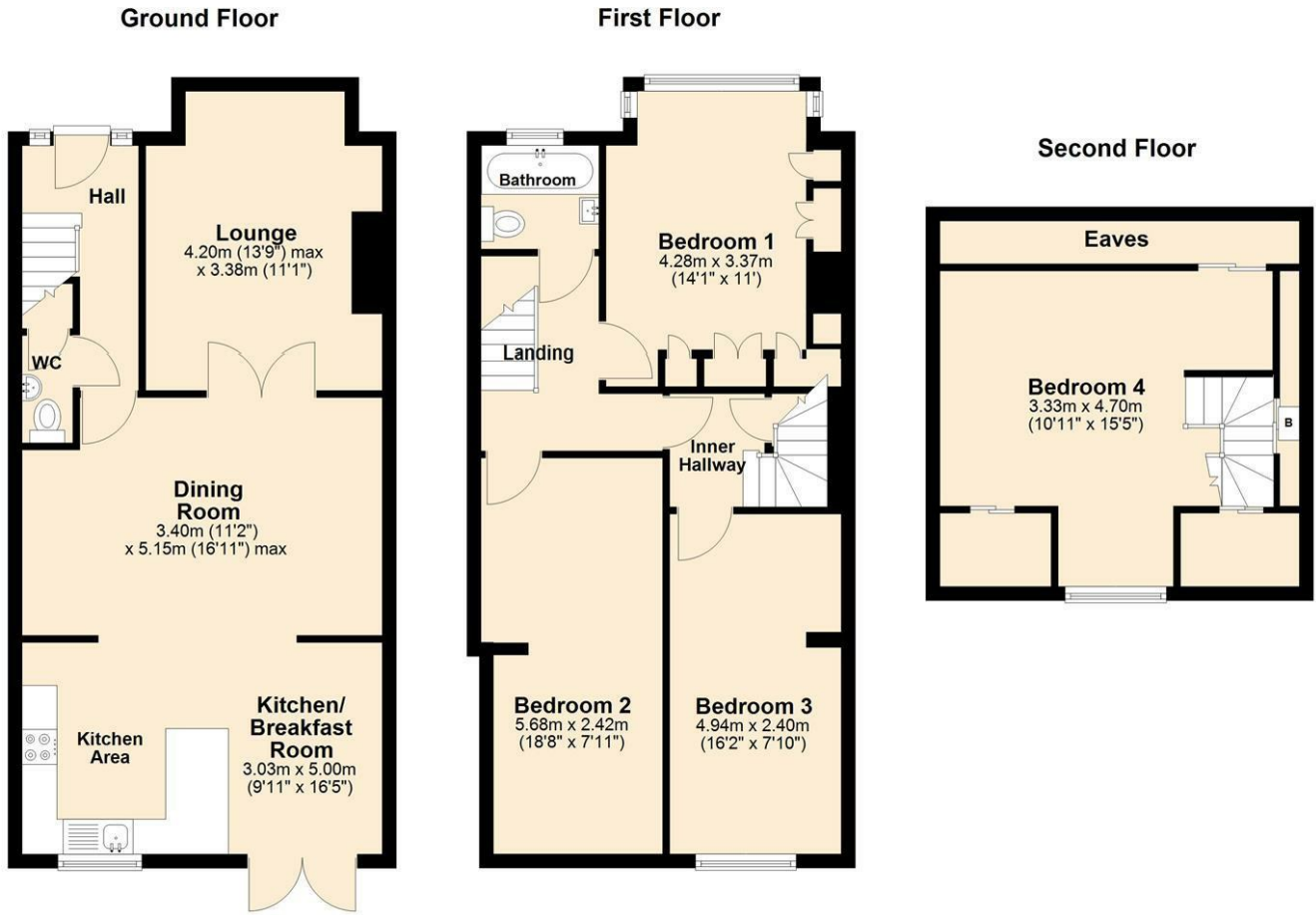
Coastal Erosion - N/A

Coalfield or Mining Area -No

Whitakers Estate Agent Declaration

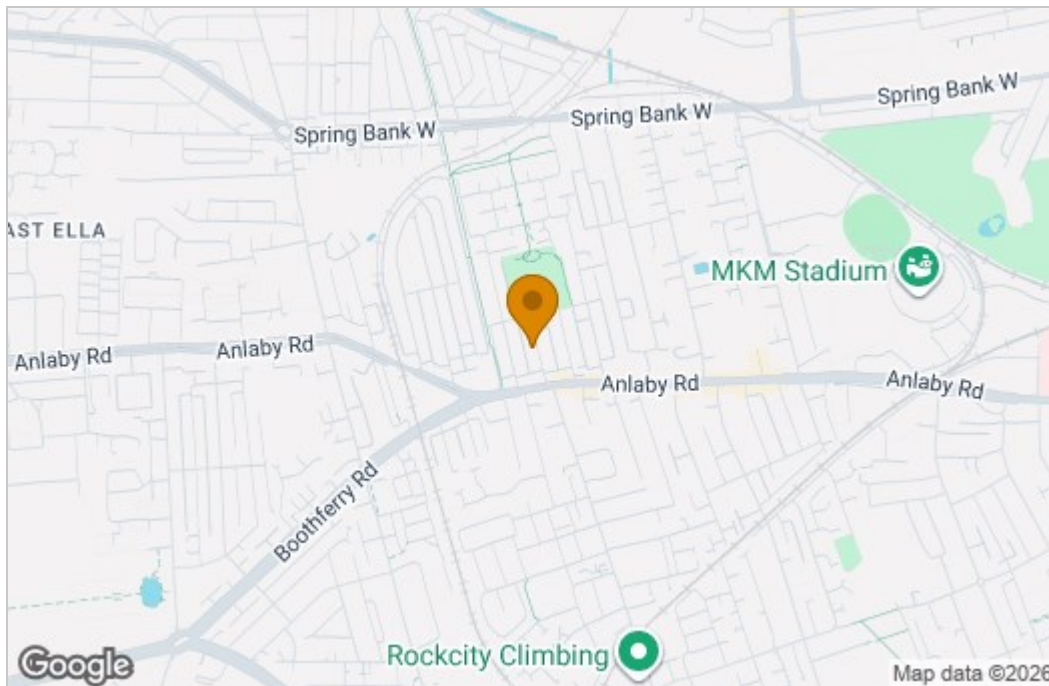
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Floor Plan



Total area: approx. 133.2 sq. metres (1433.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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