

# Whitakers

Estate Agents



## 2 Plowden Road, Hull, HU3 5QP

**£120,000**

Whitakers Estate Agents are pleased to introduce this neatly presented end-terrace property which is ideally situated to maintain close proximity to Anlaby Road and Boothferry Road with their range of local amenities and transport links.

Occupying a pleasant position, the property benefits from having a shared driveway with detached garage, and a neatly lawned front garden with a pathway leading to the side entrance.

Entry is via the fitted kitchen which opens into a spacious lounge. A fixed staircase rises to the first floor which boasts two bedrooms, and a bathroom furnished with three-piece suite.

French doors in the lounge open onto the enclosed rear garden which is laid to lawn with well-stocked borders.

Taken together, the accommodation on offer would make an ideal starter home for a first time buyer / young family, or a great addition to an investor's portfolio. Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with a path leading towards the entrance door at the side of the property.

Ground floor

Kitchen 10'11" x 11'6" (3.33 x 3.53 )

UPVC double glazed door and window, and tiled 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 dryer, and integrated oven with hob and extractor hood above.

Lounge 14'5" x 11'7" (4.41 x 3.55 )



UPVC double glazed French doors, central heating radiator, under stairs storage cupboard, and carpeted flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 11'4" x 11'8" (3.47 x 3.58 )



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

Bedroom two 11'0" x 6'6" (3.37 x 2.00 )



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with mixer tap, and low flush W.C.

## Rear external



French doors in the lounge open onto the enclosed rear garden which is laid to lawn with well-stocked borders.

## Garage



The residence also benefits from having a detached single garage.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030171000207

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 20 Mbps / 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.

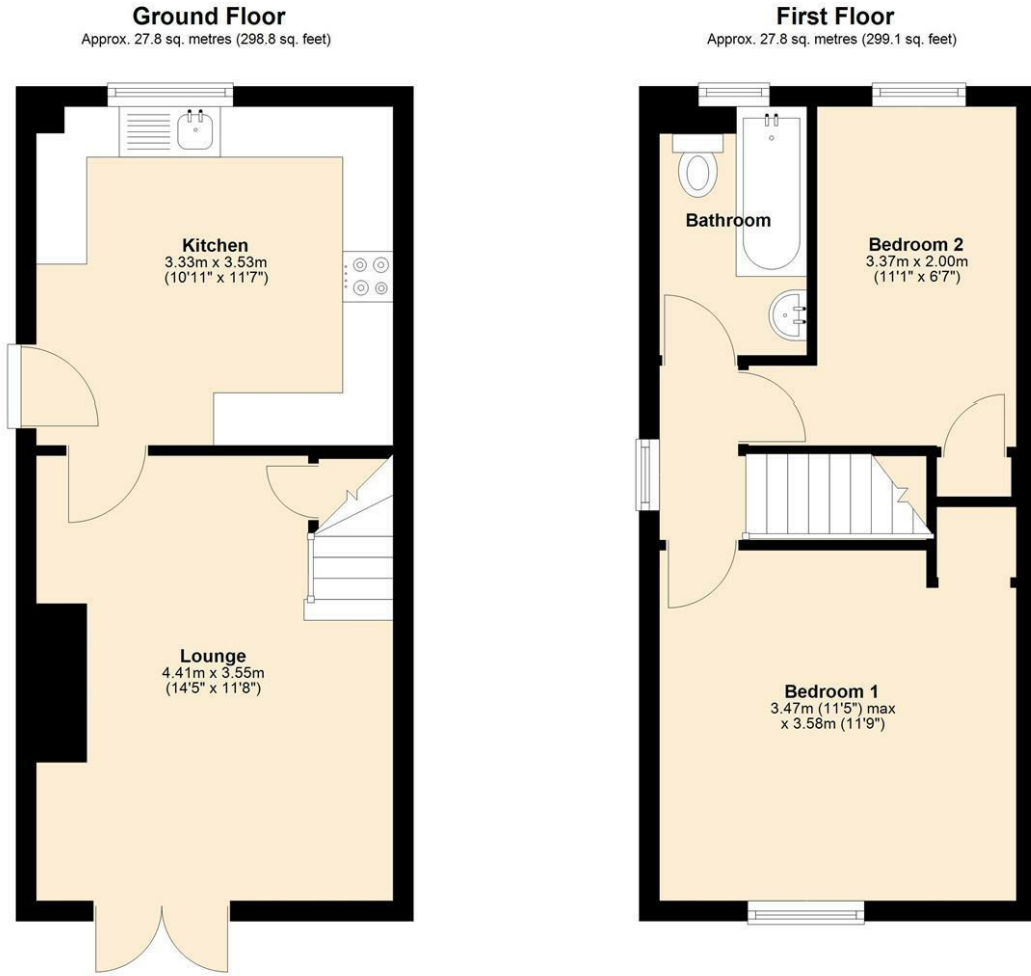
### Free Market Appraisals / Valuations

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

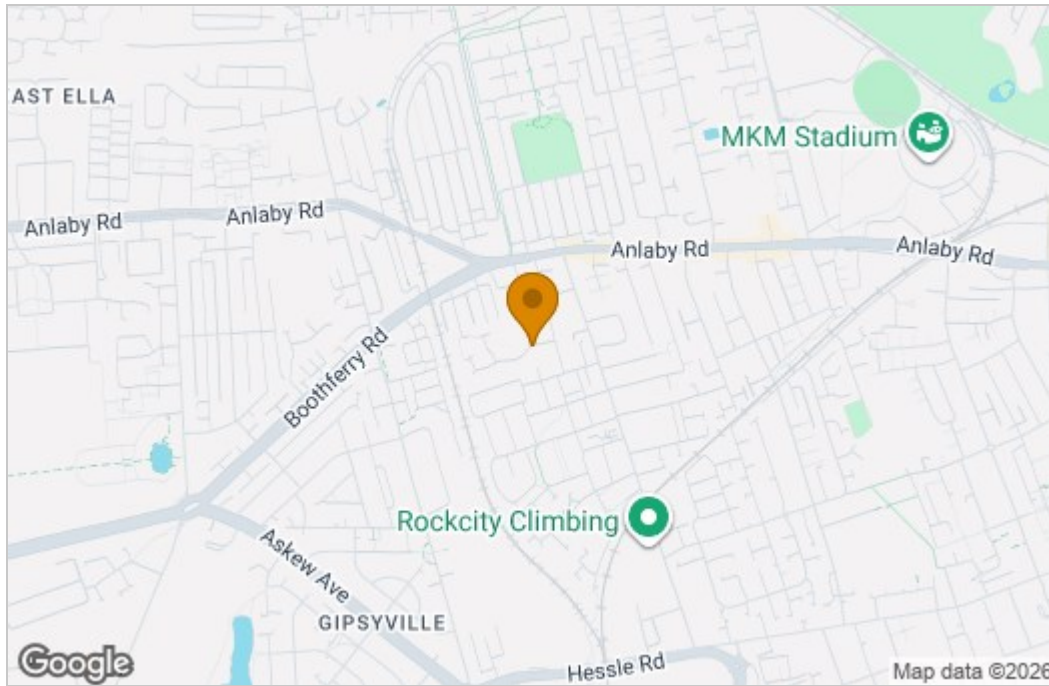
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# Floor Plan

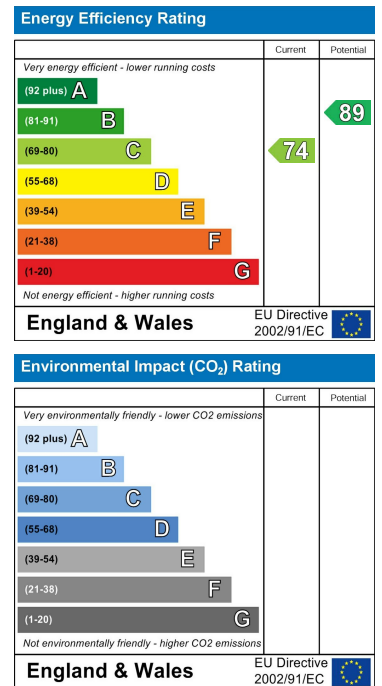


Total area: approx. 55.6 sq. metres (598.0 sq. feet)

# 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.