Whitakers
Estate Agents









31A County Road South, Hull, HU5 5LX

£185,000

Whitakers Estate Agents are pleased to introduce this well-presented three bedroom end-terrace property, constructed in a traditional style circa 2008, and occupying a corner plot with generously proportioned accommodation ideally suited to first-time buyers and growing families.

Upon entry, the resident is greeted by a welcoming hallway which leads into a spacious lounge with a bay window. To the rear is a generously sized kitchen / dining room with integrated appliances and French doors opening onto the garden, complemented by a utility room and cloakroom.

The first floor provides three good-sized bedrooms, including a generously proportioned principal bedroom with a bay window. The accommodation is completed by a family bathroom furnished with a three-piece suite.

Externally, the property occupies a corner plot with a gravelled front garden, decorative planting and boundary fencing. To the rear, French doors from the dining area open onto a patio overlooking a generously sized lawned garden with gravelled borders, a raised planting bed and useful storage area. A gate in the boundary fencing provides access to the vehicle-accessible ten-foot beyond.

Conveniently positioned for access to a range of local shops, schools and leisure facilities, the property is also well placed for connections towards Hull city centre and the surrounding areas. With its spacious accommodation and generously sized garden, the property would make an excellent home for first-time buyers and growing families alike.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden enhanced with decorative planting, and enclosed by boundary fencing.

Ground floor

Hall
UPVC double glazed door, and laminate flooring. Leading to :

Lounge 16'4" x 12'9" (5.00 x 3.90)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen / dining room 14'6" x 16'0" (4.43 x 4.90)





UPVC double glazed French doors with side windows, two central heating radiators, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand and tiles above, sink with mixer tap, and a range of integrated appliances including oven / microwave, hob with extractor hood above, and dishwasher.

Utility room 7'7" x 6'2" (2.33 x 1.90)
UPVC double glazed door, central heating radiator, and laminate flooring. Fitted with an eye level unit, worktop and plumbing for a washing machine

Cloakroom
UPVC double glazed window, central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 14'0" x 9'10" (4.28 x 3.00)



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

Bedroom two 10'5" x 9'10" maximum (3.20 x 3.00 maximum)



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

Bedroom three 10'4" x 7'11" (3.15 x 2.42)



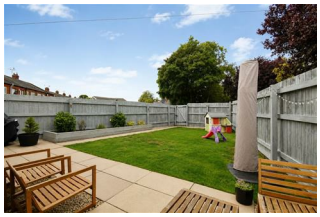
UPVC double glazed window, central heating radiator, and carpeted flooring.

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 shower, vanity sink with mixer tap, and low flush W.C.

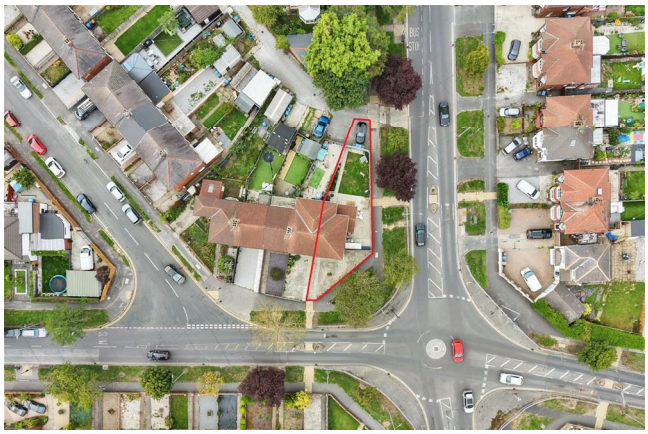
Rear external





French doors from the dining area open onto a patio overlooking a lawned garden with gravelled borders, and a raised planting bed. A gate in the boundary fencing opens onto the vehicle accessible ten-foot.

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 - 00030375003108
Council Tax band - B

EPC rating

EPC rating - C

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Making an offer

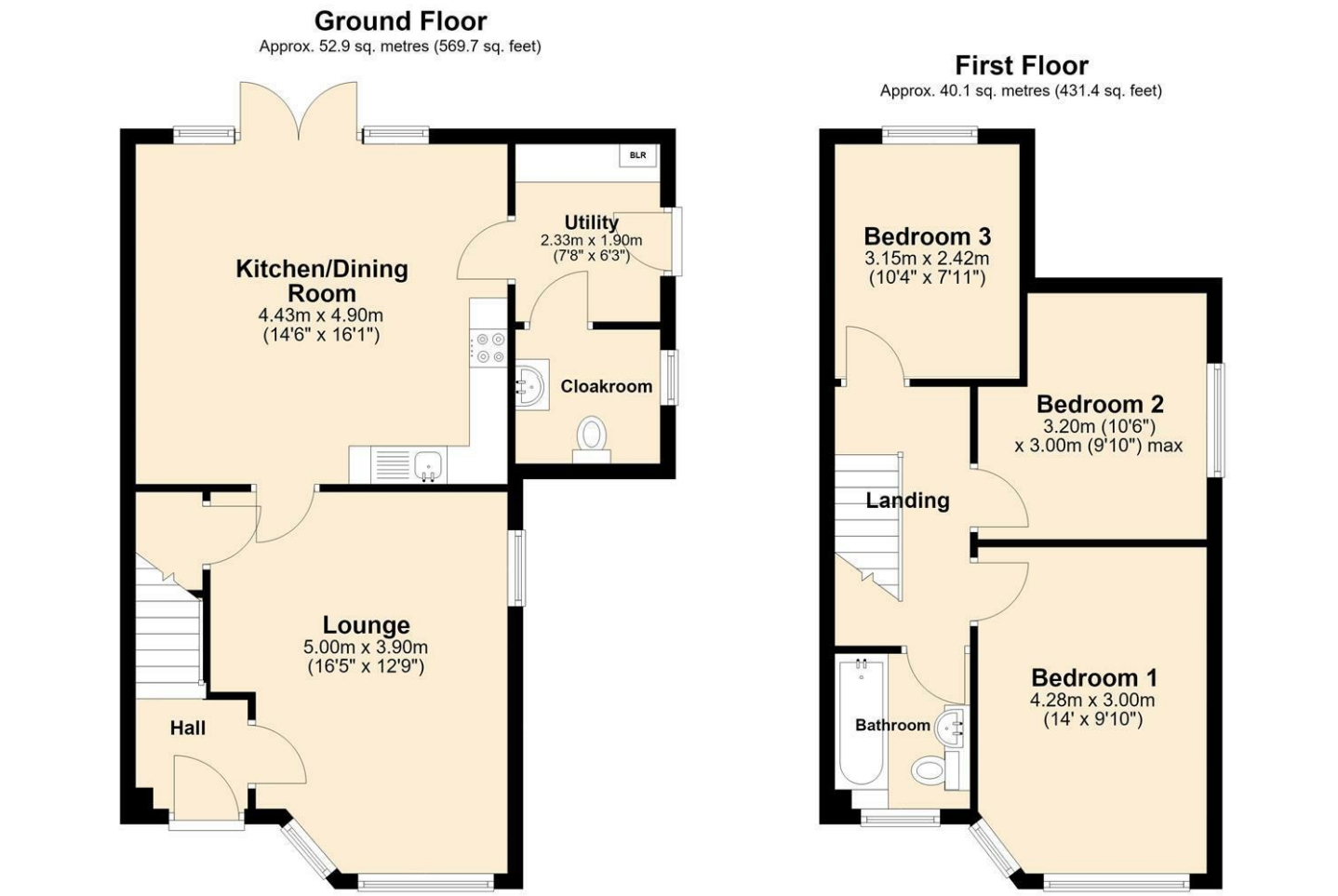
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Free Market Appraisals / Valuations

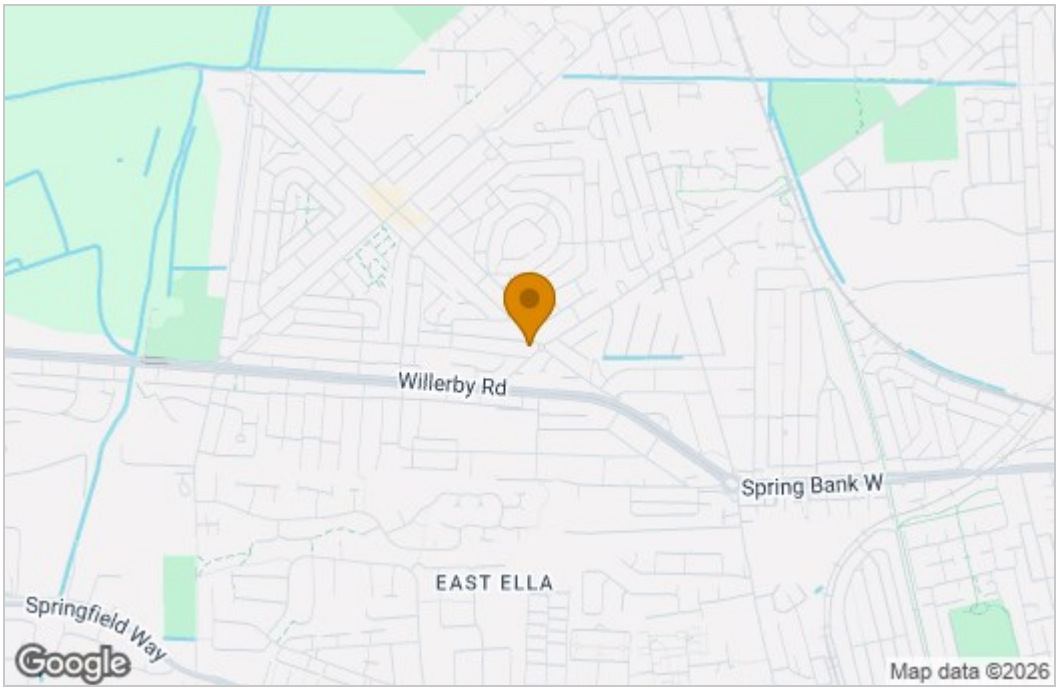
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

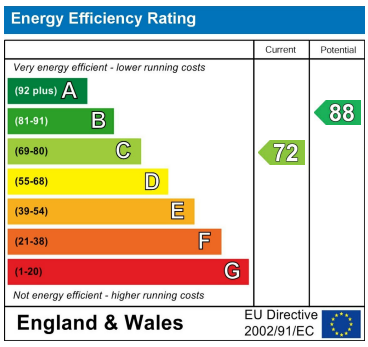


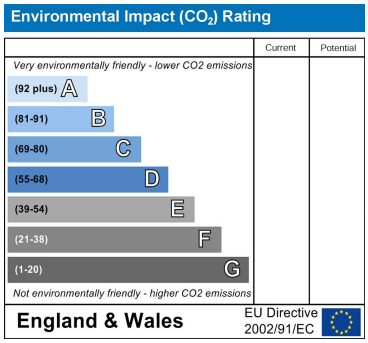
Total area: approx. 93.0 sq. metres (1001.1 sq. feet)

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.

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