Whitakers
Estate Agents









50 County Road South, Hull, HU5 5NB

£148,000

Whitakers Estate Agents are pleased to introduce this immaculately presented traditional property which has been greatly extended and enhanced from its original design to offer a contemporary lifestyle throughout.

Externally to the front aspect, there is a gravelled forecourt with decorative planting, and fencing to the surround.

Upon entering the property, the resident is greeted by an entrance lobby with open plan aspect to the lounge, and access to the fitted kitchen / dining room extension.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom, a fitted second bedroom, and a bathroom furbished with a three-piece suite.

French doors in the kitchen / dining room open to the southerly facing rear garden which is partly laid to lawn with well-stocked borders, and complimented with a raised patio seating area.

A gate in the boundary fencing opens to the rear ten-foot, and detached garage that can house a vehicle.

The accommodation comprises

Front external
Externally to the front aspect, there is a gravelled forecourt with decorative planting, and fencing to the surround.

Ground floor

Hall
Composite entrance door, UPVC double glazed window, built in storage cupboard, and laminate flooring. Leading to :

Lounge 13'1" x 8'6" (4.00 x 2.60)



UPVC double glazed bay window, central heating radiator, feature fireplace with tiled inset / hearth and wooden surround, and laminate flooring.

Kitchen / dining room 13'10" x 14'2" (4.22 x 4.34)



UPVC double glazed patio doors with side windows, two sky lights, central heating radiator, under stairs storage cupboard, fitted storage cupboard, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, lumping for a washing machine, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer, and dish-washer.

First floor

Landing
It's access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'9" x 11'3" (3.59 x 3.45)



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

Bedroom two 8'8" x 6'8" (2.66 x 2.05)



UPVC double glazed window, central heating radiator, built-in storage cupboard, fitted wardrobes and cupboards, and laminate flooring.

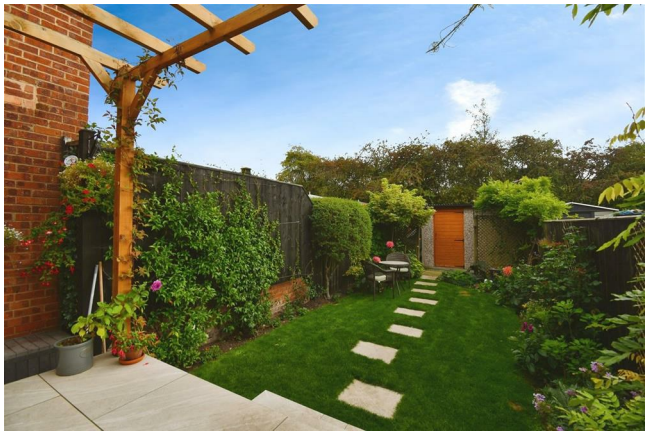
Bathroom



UPVC double glazed window, central heating radiator, fully tiled with Lino flooring, and 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

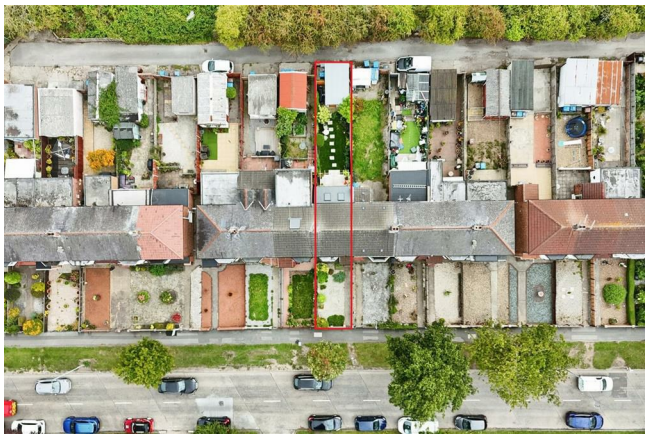


French doors in the kitchen / dining room open to the southerly facing rear garden which is partly laid to lawn with well-stocked borders, and complimented with a raised patio seating area.

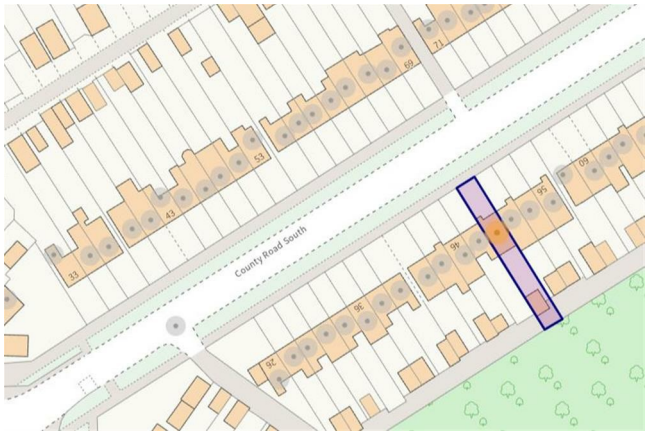
Garage / off-street parking

A gate in the boundary fencing opens to the rear ten-foot, and detached garage that can house a vehicle.

Aerial view of the prperty



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030375005009
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 - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

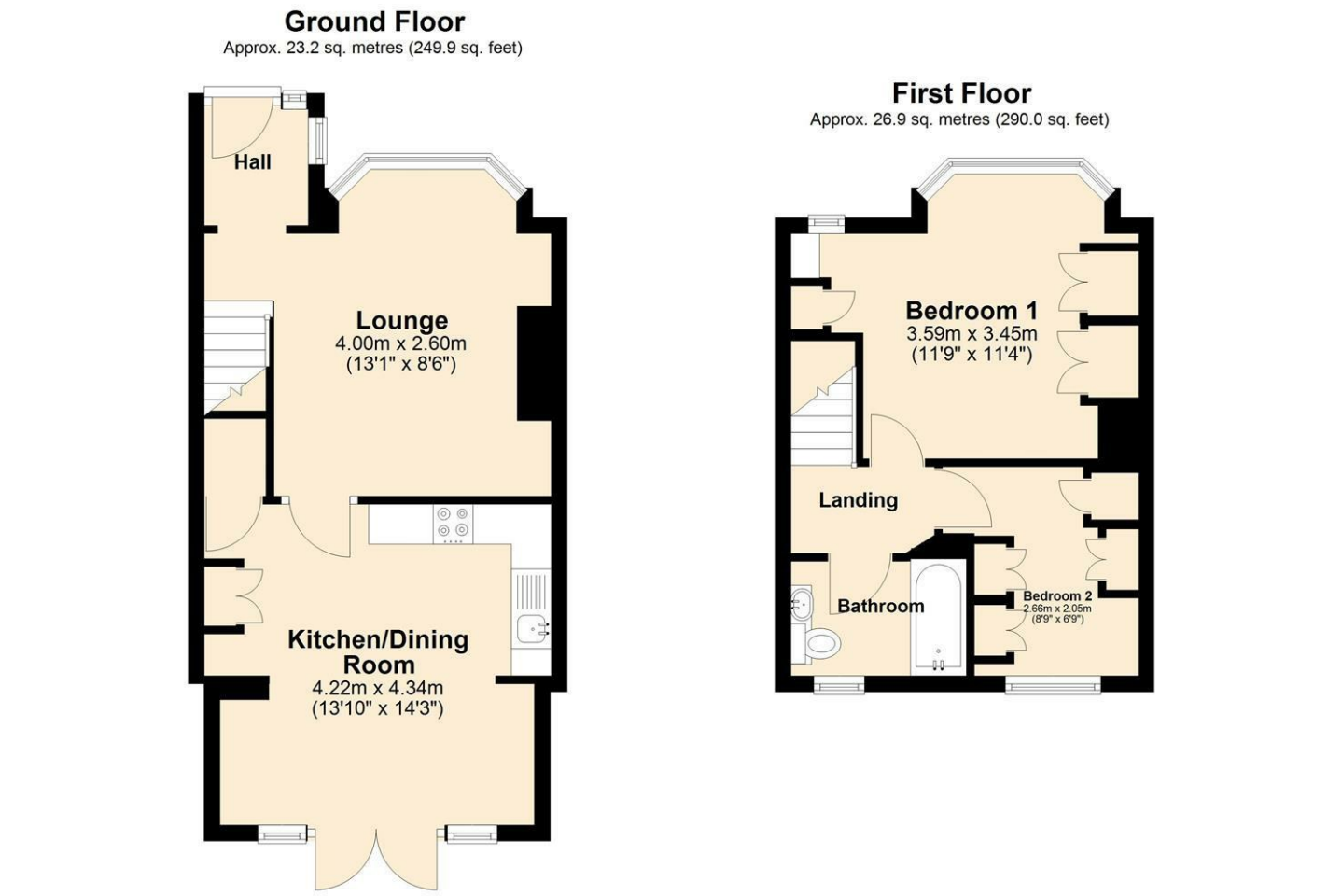
Free Market Appraisals / Valuations

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

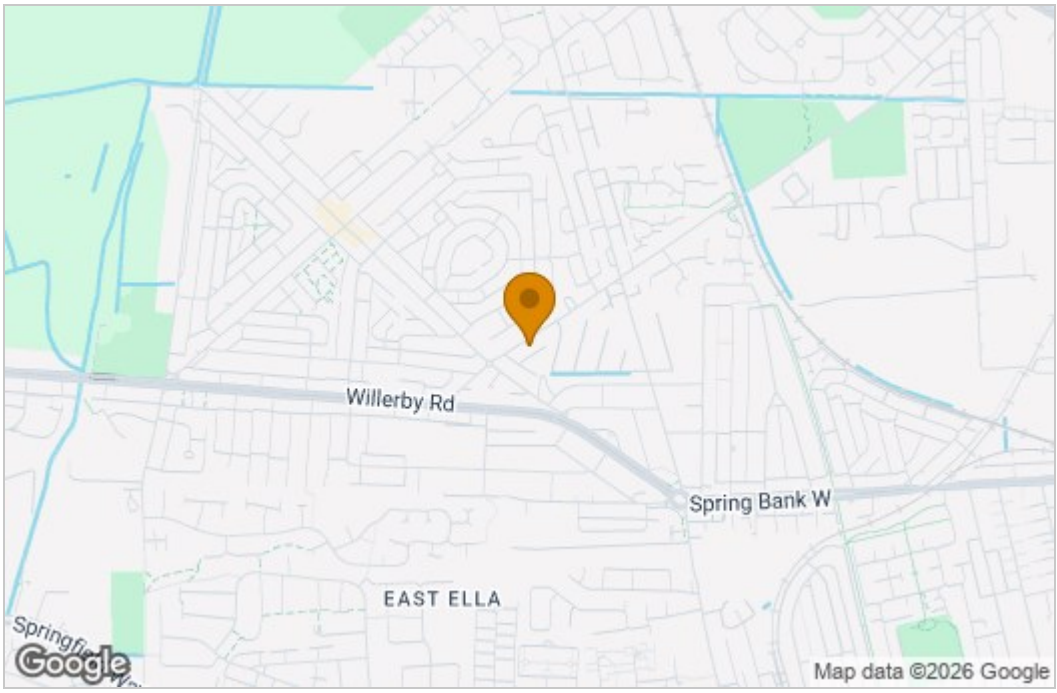
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

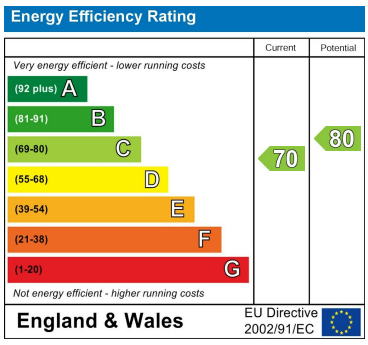


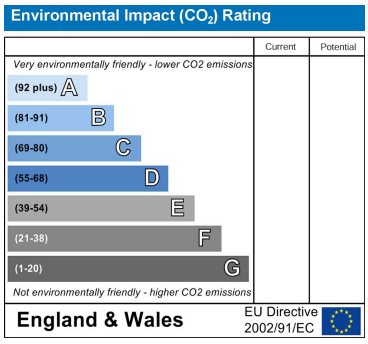
Total area: approx. 50.2 sq. metres (539.9 sq. feet)

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