Whitakers
Estate Agents









210 Danube Road, Hull, HU5 5UX

Offers Over £150,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this traditional property, occupying a substantial plot on Danube Road, with the generous rear garden representing a particularly noteworthy feature. Offering excellent potential for future extension and enhancement, subject to the necessary consents, the property would make an ideal purchase for a first-time buyer or young family.

Externally to the front approach, there is a gravelled garden enclosed by wrought iron fencing. The kerb has been lowered to accommodate off-street parking, whilst a pathway leads to the entrance door.

Upon entry through an extended hallway that seamlessly opens into an open-plan lounge/dining room with a traditional feature fireplace, the resident can also access the fitted kitchen, which benefits from an adjoining utility room extension incorporating a cloakroom.

A fixed staircase rises to the first-floor landing, which provides access to two fitted bedrooms and a bathroom furnished with a three-piece suite.

The substantial rear garden is predominantly laid to lawn, complemented by a patio seating area and borders enhanced by decorative planting. Enclosed by a combination of boundary fencing and mature hedging, the garden enjoys a good degree of privacy.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with wrought iron fencing to the surround. The kerb has been lowered to accommodate off-street parking, and a pathway leads to the entrance door.

Ground floor

Lounge / dining room 20'3" x 13'10" (6.18 x 4.22)



Lounge



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

Dining area



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

Kitchen 11'8" x 13'11" (3.58 x 4.26)



UPVC double glazed door and window, central heating radiator, and laminate effect vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated appliances including : oven with hob and extractor hood above, and dishwasher.

Utility room



UPVC double glazed window, and tile effect vinyl flooring. Fitted with a worktop with splashback

tiles above, sink with mixer tap, and plumbing for a dryer.

Cloakroom
UPVC double glazed window, and tile effect vinyl flooring. Furnished with a low flush W.C.

First floor

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

Bedroom one 10'4" x 10'7" (3.16 x 3.23)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, fitted cupboards, and laminate flooring.

Bedroom two 9'7" x 6'11" (2.94 x 2.13)





With access to the loft hatch, UPVC double glazed window, central heating radiator, fitted wardrobe and cupboards with desk, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external





The substantially sized rear garden is predominantly laid to lawn, complemented by a patio seating area and borders enhanced by decorative planting. Enclosed by a combination of boundary fencing and mature hedging, the garden enjoys a good degree of privacy.

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 Leasehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030392021001
Council Tax band - A

EPC rating

EPC rating - D

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.

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.

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.

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Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited 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 shown 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.

Whitakers Estate Agents Limited 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

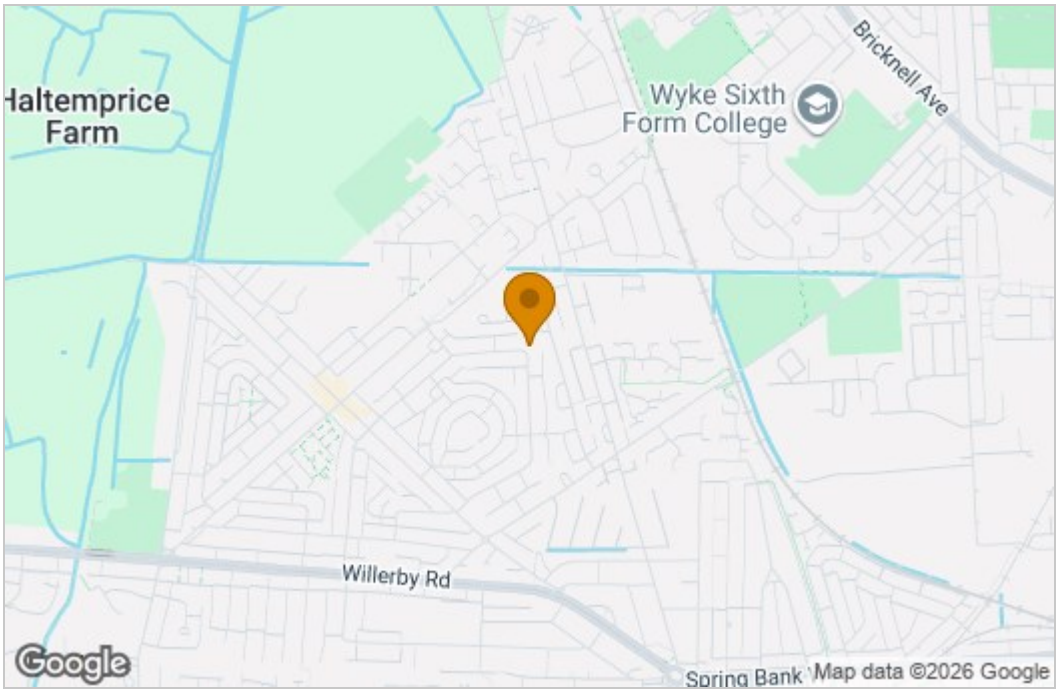
to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

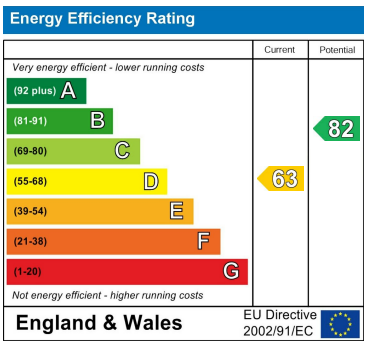


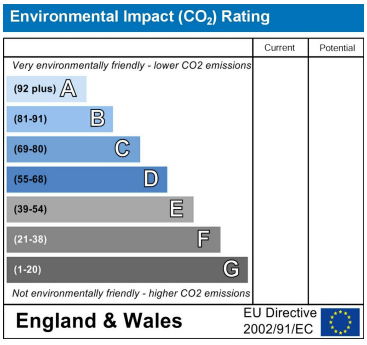
Total area: approx. 73.6 sq. metres (792.5 sq. feet)

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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