Whitakers
Estate Agents









47 Nunburnholme Park, Hull, HU5 5YN

£205,000

Offered to the market with **no onward chain**, this attractive three-bedroom semi-detached property has recently undergone refurbishment throughout, creating a welcoming home that is ready to move straight into. Situated within the established residential setting of Nunburnholme Park, the property combines modern interiors with practical living accommodation, complemented by a conservatory, landscaped rear garden, private driveway and detached garage.

The accommodation begins with a welcoming entrance hallway leading into a comfortable lounge, featuring a bow window and an attractive fireplace. To the rear, the kitchen/dining room has been fitted with a contemporary range of units and integrated appliances, with useful storage beneath the staircase. A conservatory provides an additional space to relax whilst enjoying views of the garden, with direct access outside. Ascending to the first floor, a central landing provides access to three bedrooms, two benefiting from fitted storage, alongside a modern family bathroom furnished with a three-piece suite and shower over the bath.

Externally, the property enjoys an attractive frontage with a lawned garden, whilst a driveway extends along the side towards the detached garage. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, incorporating paved seating areas, decorative slate chippings and established planting.

The location is particularly appealing, with shopping facilities along Willerby Road, nearby primary schools including Ainthorpe and Eastfield, and recreational opportunities at Anlaby Common. Convenient connections towards Willerby, Anlaby and Hull city centre further enhance its appeal.

The accommodation comprises

Front external



Externally to the front approach, the property benefits from a neatly maintained garden, predominantly laid to lawn with planted borders providing a touch of greenery. A paved pathway leads to the main entrance, whilst the attractive frontage is complemented by a gravelled section and established boundary edging.

Ground floor

Hallway
Composite double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 15'5" x 11'3" (4.71 x 3.44)



UPVC double glazed bow window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring.

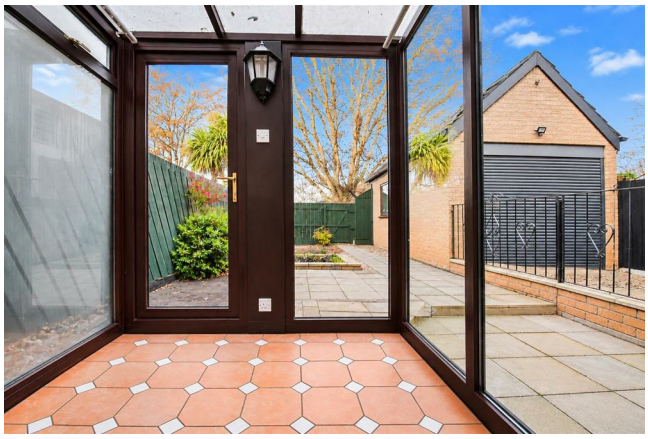
Kitchen / dining room 8'2" x 14'6" (2.50 x 4.42)





Composite double glazed door, UPVC double glazed windows, vort central heating radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and washing machine.

Conservatory 6'2" x 6'3" (1.88 x 1.93)



UPVC double glazed throughout with a door opening to the rear garden, and tiled flooring.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'6" x 8'4" (4.13 x 2.55)



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

Bedroom two 11'2" x 8'4" (3.42 x 2.55)



UPVC double glazed windows, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom three 7'6" x 6'0" (2.31 x 1.83)



UPVC double glazed windows, central heating radiator, fitted storage cupboards, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator and partly tiled walls with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

Rear external



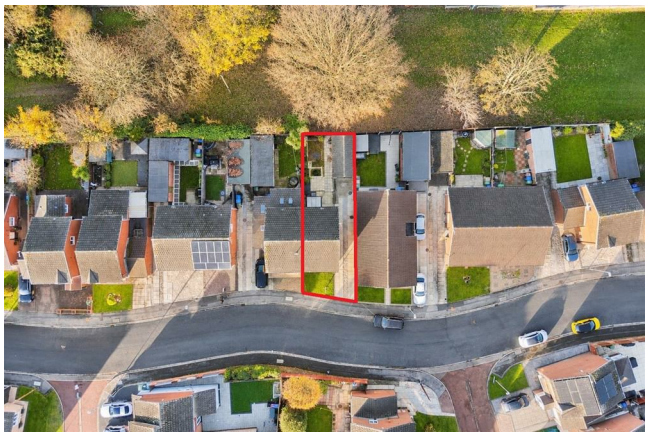


Externally to the rear, the property enjoys an enclosed, low-maintenance garden, thoughtfully landscaped with extensive paved seating areas, decorative slate chippings and raised planting beds. Established shrubs and a variety of plants add colour and interest, whilst timber boundary fencing provides a good degree of privacy. The garden offers an appealing outdoor space for relaxing, entertaining and alfresco dining, with gated access to the side.

Driveway and garage

A generously proportioned driveway extends along the side of the property, featuring paved tracks with decorative gravel between, providing off-street parking and leading to a detached brick-built garage. The garage benefits from an electric-style roller shutter door, with additional pedestrian access from the rear garden.

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 - East Riding Of Yorkshire
Local authority reference number - ANL145047000
Council Tax band - C

EPC rating
EPC rating - C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - 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.

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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.

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.

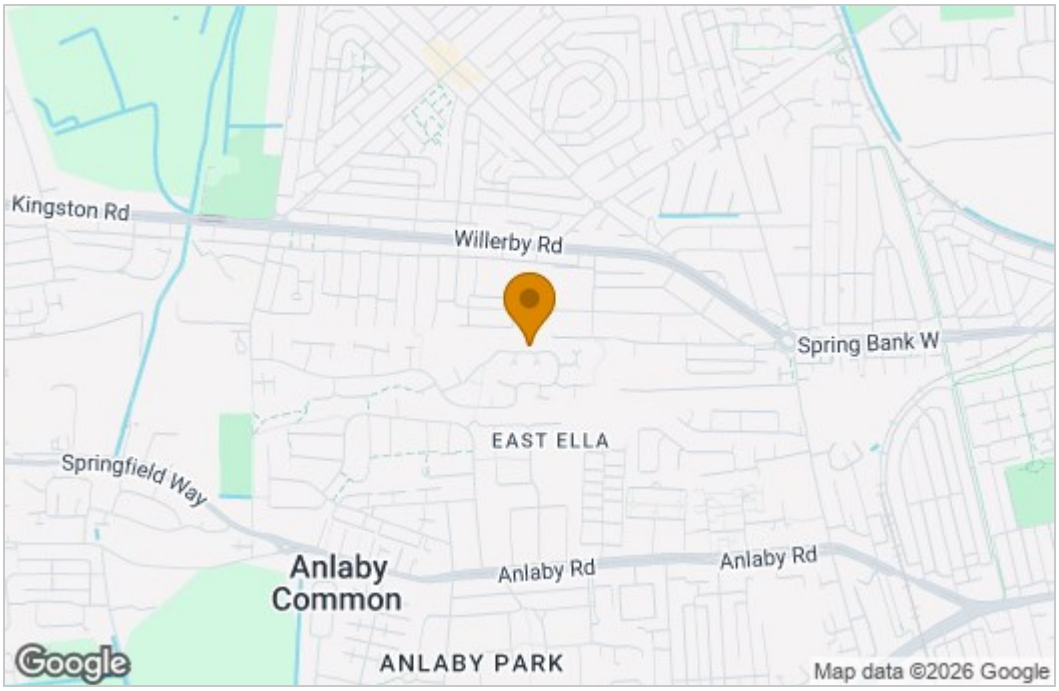
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

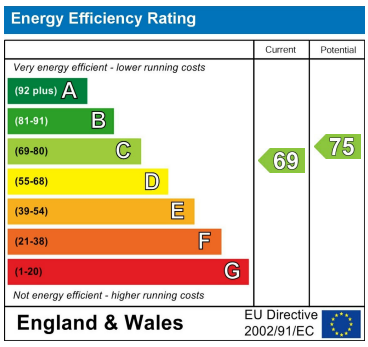


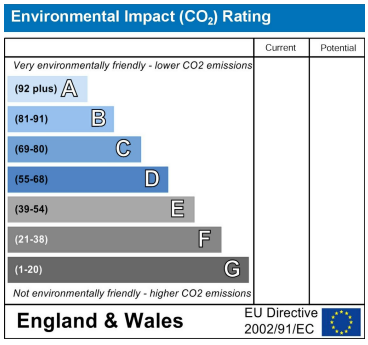
Total area: approx. 70.0 sq. metres (753.4 sq. feet)

Area Map



Energy Efficiency Graph





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