

# Whitakers

Estate Agents



## 192 Bristol Road, Hull, HU5 5XP

**£112,500**

\*\* NO ONWARD CHAIN \*\*

Introducing this traditional mid-terrace house which would make an ideal first step onto the property ladder or investment for those seeking an attractively priced property on the ever popular Bristol Road.

Externally to the front aspect, there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Briefly comprising entrance hall, open plan lounge / dining room, and fitted kitchen with rear lobby that incorporates a cloakroom off; there is a master bedroom with over stairs storage, a good second bedroom, and bathroom to the first floor.

The enclosed rear garden is partly laid to lawn, and complimented with a patio seating area.

A block paved path leads to a gate in the boundary fencing which opens onto the vehicle accessible ten-foot, and two wooden doors to the detached garage.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hall

UPVC double glazed door with side window, central heating radiator, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 13'4" x 10'10" (4.08 x 3.32 )



UPVC double glazed bay window, central heating

radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

Dining room 6'4" x 13'9" (1.95 x 4.21 )



Wooden single glazed window, under stairs storage cupboard, and carpeted flooring.

Kitchen 8'11" x 9'11" (2.74 x 3.04 )



UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door, and carpeted flooring. Leading to :

W.C.

Laminate flooring, and furnished with a low flush W.C.

First floor

Landing

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

Bedroom one 10'3" x 10'9" (3.14 x 3.28 )



UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring. Also with over stairs storage cupboard with UPVC double glazed window, fitted shelves, and carpeted flooring.

Bedroom two 9'8" x 8'1" (2.95 x 2.47 )



Wooden single glazed window, central heating radiator and carpeted flooring.

Bathroom



Wooden single glazed window, central heating radiator, fully tiled with Lino flooring, and 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



The enclosed rear garden is partly laid to lawn, and complimented with a patio seating area.

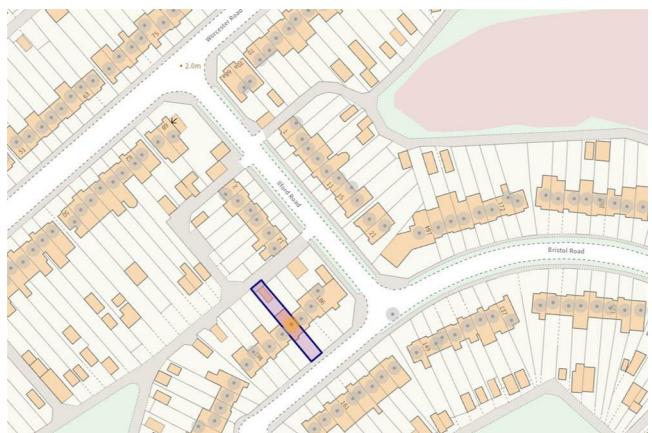
Garage

A block paved path leads to a gate in the boundary fencing which opens onto the vehicle accessible ten-foot, and two wooden doors to the detached garage.

Aerial view of the property



Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band  
Local Authority - Kingston Upon Hull  
Local authority reference number -  
00030390019202  
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 - Basic 11 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

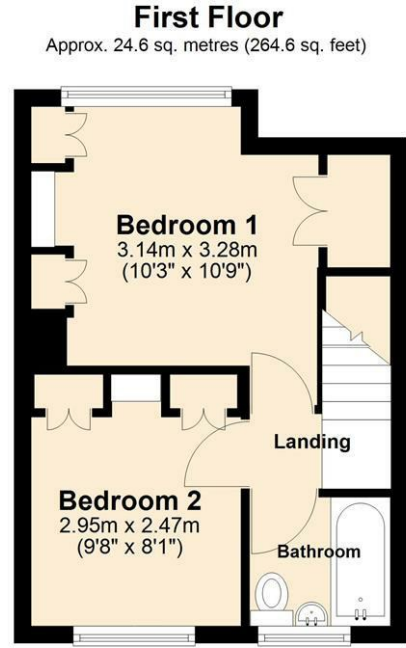
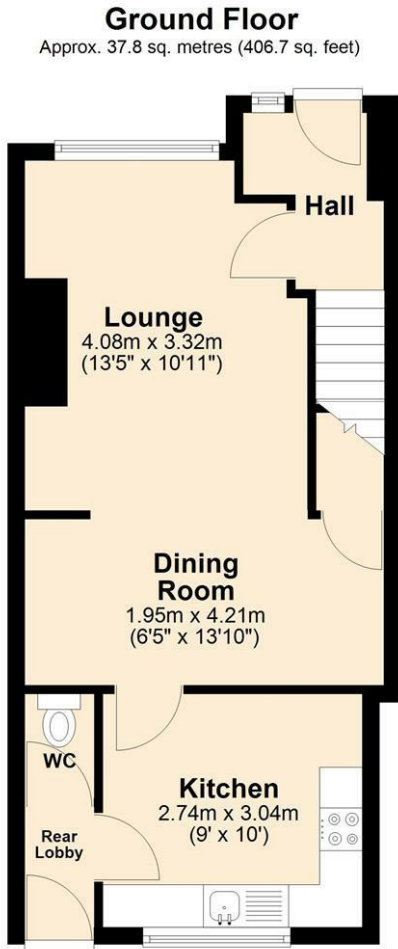
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you

need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

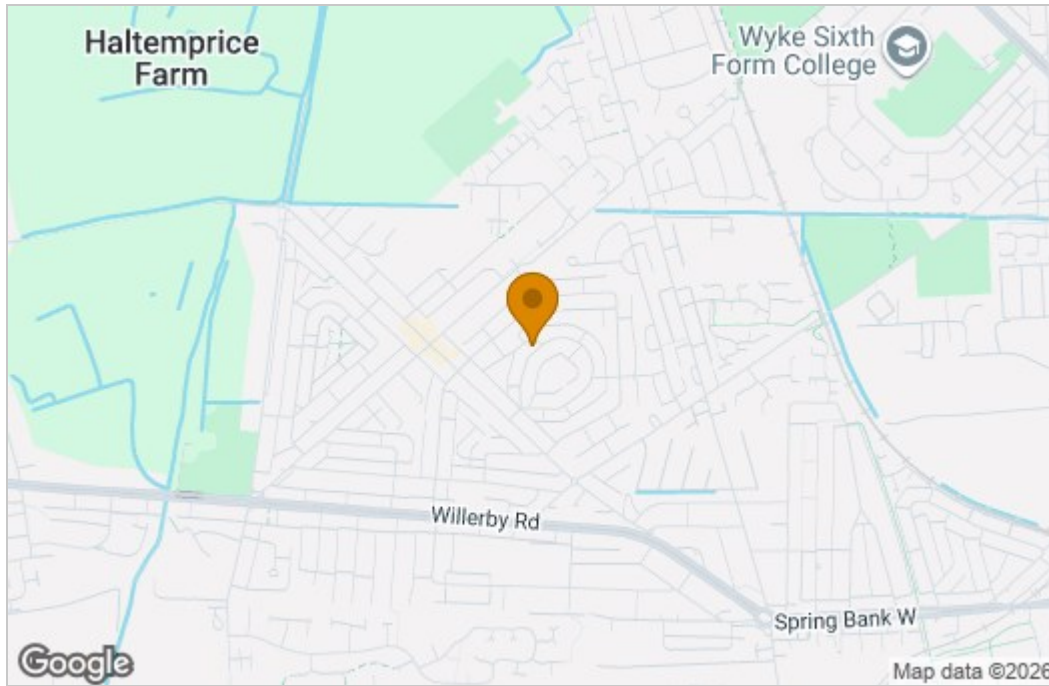
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

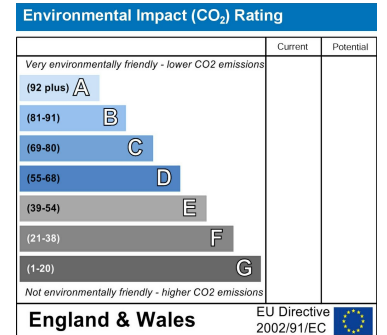
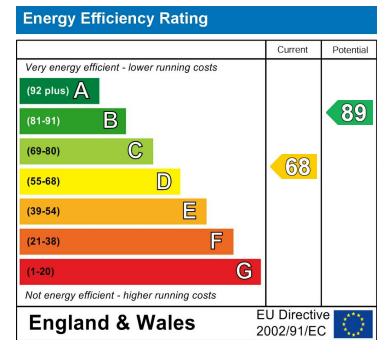


Total area: approx. 62.4 sq. metres (671.4 sq. feet)

# 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.