

# Whitakers

Estate Agents



**51 Bromwich Road, Hull, HU10 6SE**

**£195,000**

NO ONWARD CHAIN!

This extended three-bedroom semi-detached property is offered to the market with no onward chain and occupies a popular residential location, ideally placed for access to a range of well-regarded local schools and excellent everyday amenities.

The property would benefit from some cosmetic modernisation and has been priced accordingly, providing an excellent opportunity for a buyer to update and personalise the accommodation to their own taste without paying a premium for someone else's improvements.

The accommodation briefly comprises an entrance, spacious open-plan lounge/diner and an extended kitchen/diner. To the first floor are three good-sized bedrooms, all benefiting from fitted furniture, together with a well-appointed wet room.

Externally, the property enjoys a mature and well-stocked front garden, with a driveway providing off-street parking. To the rear is an enclosed garden, mainly laid to lawn with mature, well-stocked borders, together with a garage.

## The Accommodation Comprises

### Ground Floor

#### Entrance

uPVC double glazed door and side windows

#### Hallway

Central heating radiator and stairs to the first floor

Lounge / Diner 21'11 max x 12'4 narrows to 10'11  
(6.68m max x 3.76m narrows to 3.33m)



Dual aspect room with uPVC double glazed windows, two central heating radiators and a as fire with marble inset and hearth

Kitchen / Diner 14'5 x 12'1 narrows to 9'10  
(4.39m x 3.68m narrows to 3.00m)



With a range of floor and eye level units and complimentary work surfaces above. Two uPVC double glazed windows and uPVC double glazed door to rear garden

### First Floor

#### Landing

uPVC double glazed window and loft hatch

Bedroom One 11'1 x 10'11 tfw (3.38m x 3.33m tfw)



With a range of fitted wardrobes, central heating radiator and uPVC double glazed window.

Bedroom Two 10'9 x 8'10 tfw (3.28m x 2.69m tfw)



With fitted wardrobes, uPVC double glazed window and central heating radiator

Bedroom Three 7'10 x 7'5 (2.39m x 2.26m )



Fitted wardrobe, central heating radiator and uPVC double glazed window

### Wet Room 8'6 x 5'4 (2.59m x 1.63m)



Full wet room with electric shower, pedestal sink and a low flush toilet. uPVC double glazed and central heating radiator. Tiled.

### External



The front garden is laid to lawn with well stocked borders and side drive for off street parking. The rear garden is enclosed to the parameter with a paved patio seating area, the rest is mainly lawn with mature well stocked borders and garage.

### Council Tax

Council Tax Band C

### 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.

### 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.

### 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

### 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.

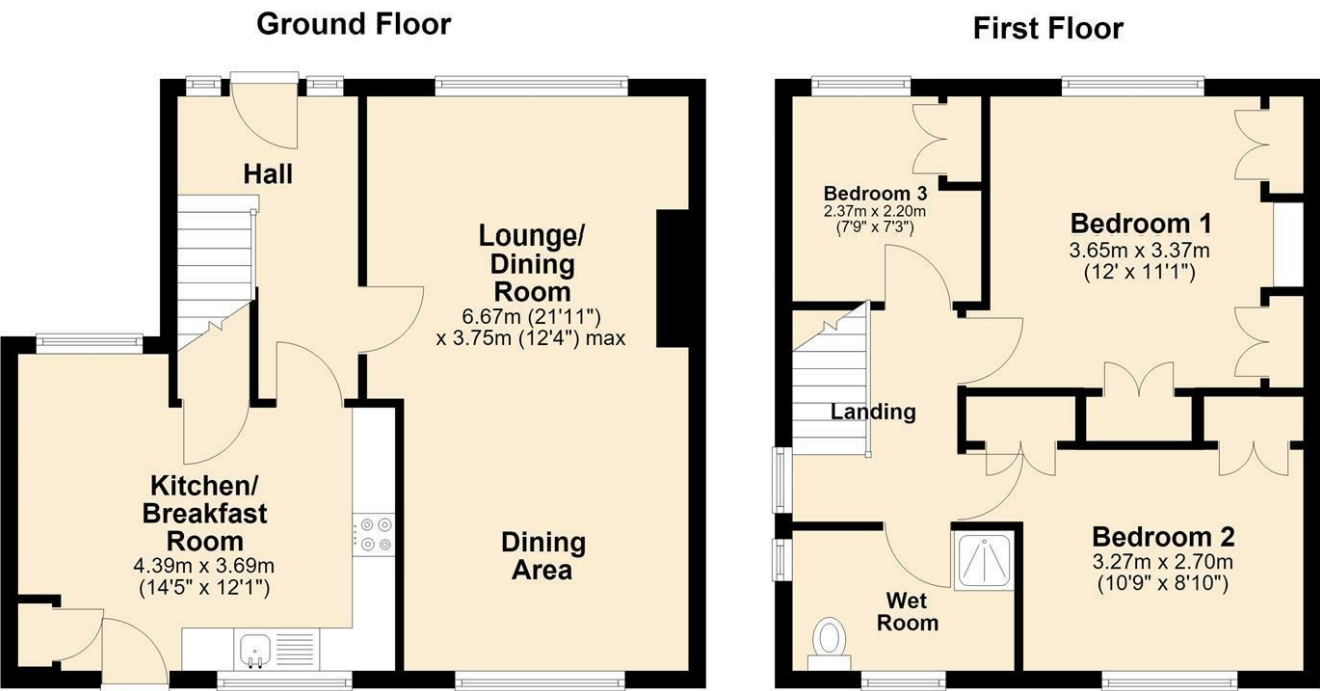
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

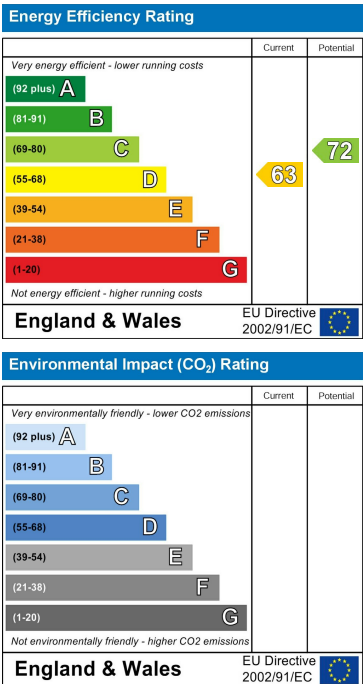
Floor Plan



Area Map



Energy Efficiency Graph



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