Whitakers
Estate Agents









129 Etherington Road, Hull, HU6 7JP

Asking Price £230,000

Perfectly suited to growing families, this spacious traditional semi-detached home enjoys a sought-after location to the north of the city, offering excellent transport links to both the city centre and Beverley.

The well-planned accommodation comprises a welcoming entrance hall, a generous lounge, a separate dining room, a fitted kitchen with breakfast area, and a convenient ground floor cloakroom/WC. To the first floor are three well-proportioned bedrooms, a family bathroom, a separate WC, and access to a spacious loft area offering excellent potential, subject to any necessary consents. The property further benefits from gas central heating and double glazing throughout.

Outside, the home sits within attractive front and rear gardens and features a private driveway leading to a brick-built garage. Beresford Park is just a short walk away, while a range of highly regarded schools and local amenities are all within easy reach, making this an ideal choice for families.

Entrance Hall



Staircase off, attractive laminate flooring and a radiator.

Lounge/Dining room 16'9" x 11'11" (5.12 x 3.65)




A square bay window to the front aspect, feature brick fire place with tiled hearth incorporating a lovely gas log burner, timber flooring and a radiator.

Sitting Room 12'4" x 13'6" (3.77 x 4.12)




An angled bay window to the rear aspect incorporating a "French Door" giving access to the rear garden. Feature fire place incorporating a coal effect gas fire and there is a radiator.

Fitted Kitchen 10'9" x 8'7" (3.29 x 2.62)




A range of fitted floor and wall units with contrasting preparation surfaces incorporating an inset ceramic sink unit with telescopic mixer tap. Windows to the side and rear aspects allowing plenty of natural light, tiled floor and partially tiled walls, spotlights to the ceiling and plumbing for an automatic washing machine. Feature archway through to :

Breakfast Area 9'6" x 7'10" (2.92 x 2.40)




Windows to two aspects, tiled floor and a radiator.

Cloak Room



A low level wc, wash hand basin in vanity unit, tiled floor and window to the side aspect.

Landing



Window to the side aspect and a fixed staircase to the loft area

Bedroom One 14'11" x 11'2" (4.57 x 3.41)





Window to the rear aspect and a radiator.

Bedroom Two 9'8" x 11'5" (2.96 x 3.48)




Window to the front aspect, fitted wardrobes, laminate flooring and a radiator.

Bedroom Three 9'8" x 7'8" (2.96 x 2.34)



Window to the front aspect, fitted wardrobes, over head cupboards and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and there is a plumbed shower unit within an independent enclosure.. Built in storage cupboard, tiled walls, spotlights to the ceiling and a radiator.

Separate WC

A low level unit, half tiled walls and a radiator.

Loft Area 12'11" x 12'10" (3.96 x 3.93)



Accessible via a fixed staircase with a "Velux" style window and loft voids.

Gardens




There is a small garden to the front of the property and to the rear a garden of good proportion, laid mainly to lawn with a good selection of trees, flowers and shrubs to borders and beds and two paved patio areas.

Garage



Brick built ,accessible via double gates to a driveway and having electricity supplied

Council Tax

Hull City Council tax band C

EPC

EPC Rating E

Tenure

This property is Freehold

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 sales 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.

Material Information:

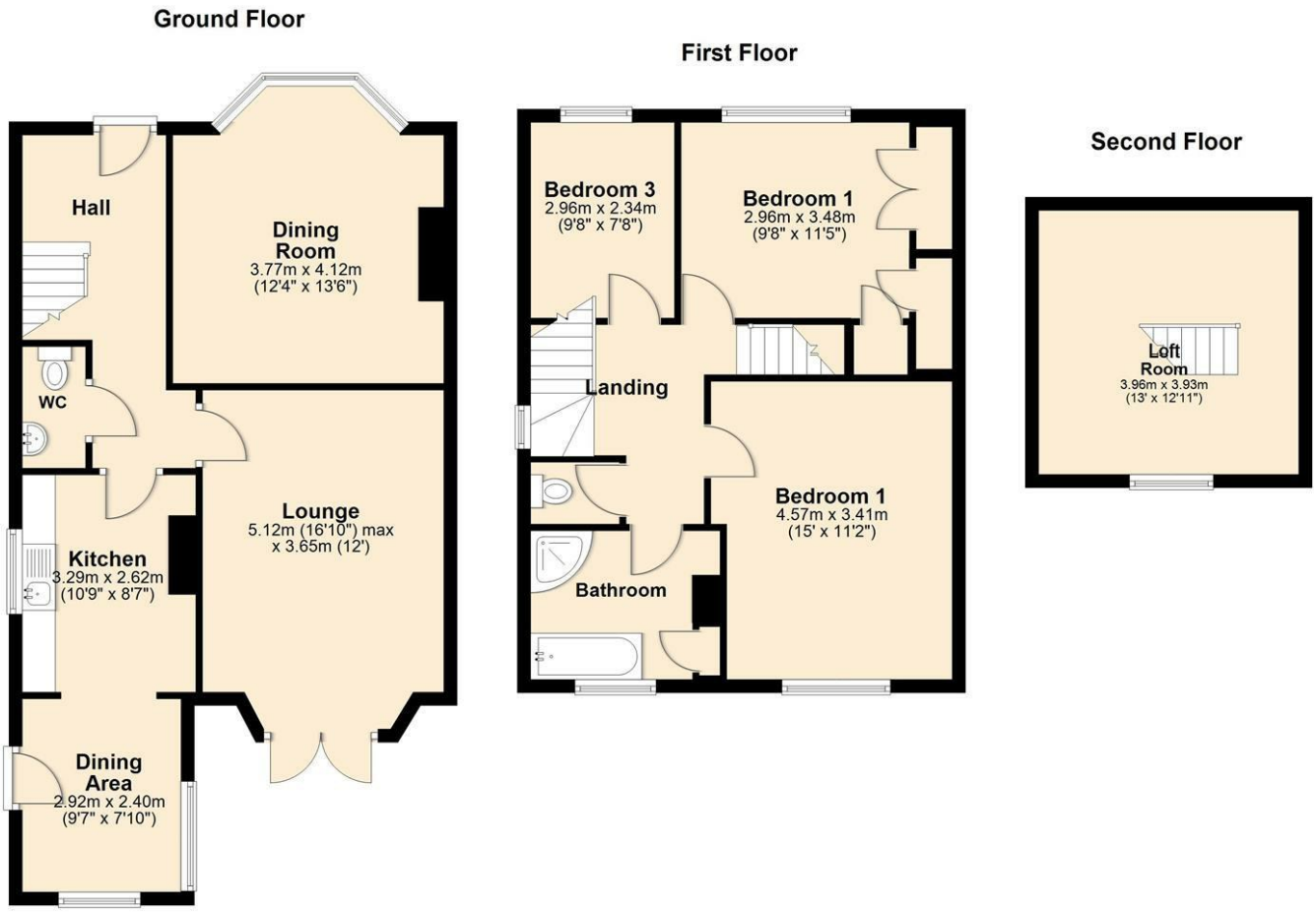
Construction - Brick under tiled rof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 20 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Offering on a property

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 - the fees are non refundable.

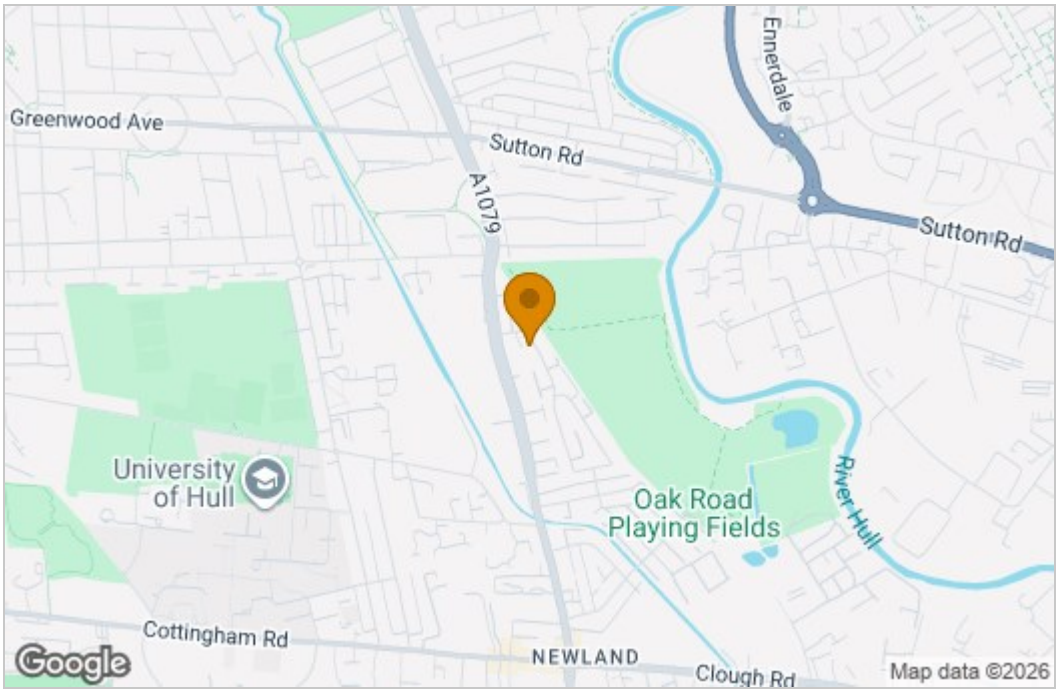
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

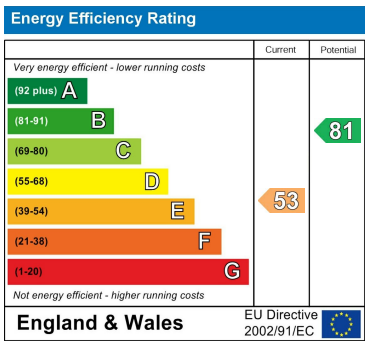


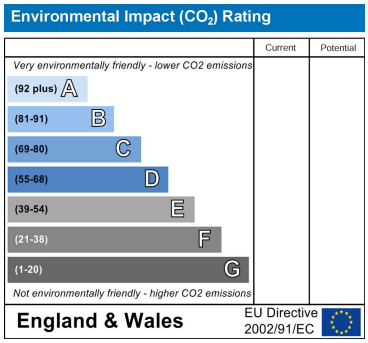
Total area: approx. 132.2 sq. metres (1423.3 sq. feet)

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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk