Whitakers
Estate Agents









22 The Ridings, Hull, HU5 5HW

£189,950

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this two-bedroom semi-detached home on The Ridings, featuring a private driveway, detached garage and enclosed rear garden. Well placed for local schools, shopping, bus routes and nearby facilities including Morrisons and East Riding Leisure Haltemprice, it offers an appealing home in a convenient residential location.

Internally, the entrance hall opens into a welcoming lounge, while the kitchen/dining room spans the rear of the property and features a range of fitted units, integrated cooking appliances and direct access to the garden. To the first floor are two bedrooms, both with fitted storage, together with a fully tiled bathroom furnished with a three-piece suite and shower over.

Externally, the property is approached via a gravelled forecourt, with a driveway extending along the side towards the garage. The enclosed rear garden is mainly laid to lawn with slate chipping borders, decorative planting and a patio seating area, providing a pleasant and relatively low-maintenance outdoor space.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled forecourt with a side drive that accommodates off-street parking, and extends down the side of the property towards the detached garage and rear access.

Ground floor

Hall
UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 14'7" x 11'5" maximum (4.47 x 3.49 maximum)



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

Kitchen 8'8" x 14'7" (2.66 x 4.47)



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

First floor

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

Bedroom one 12'9" x 11'5" (3.90 x 3.48)





Two UPVC double glazed windows, central heating h radiators, fitted wardrobes drawers and cupboards, and carpeted flooring.

Bedroom two 10'8" x 8'4" (3.27 x 2.56)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with three-piece suite comprising panelled bath with dual taps and shower over, pedestal sink with mixer tap, and low flush W.C.

Rear external





The enclosed rear garden is laid to lawn with slate chipping borders and decorative planting, and complemented with a patio seating area.

Garage

Accessed via an up-and-over door, and with connection to lighting / power.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030322002207
Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - High
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.

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.

Free Market Appraisals / Valuations

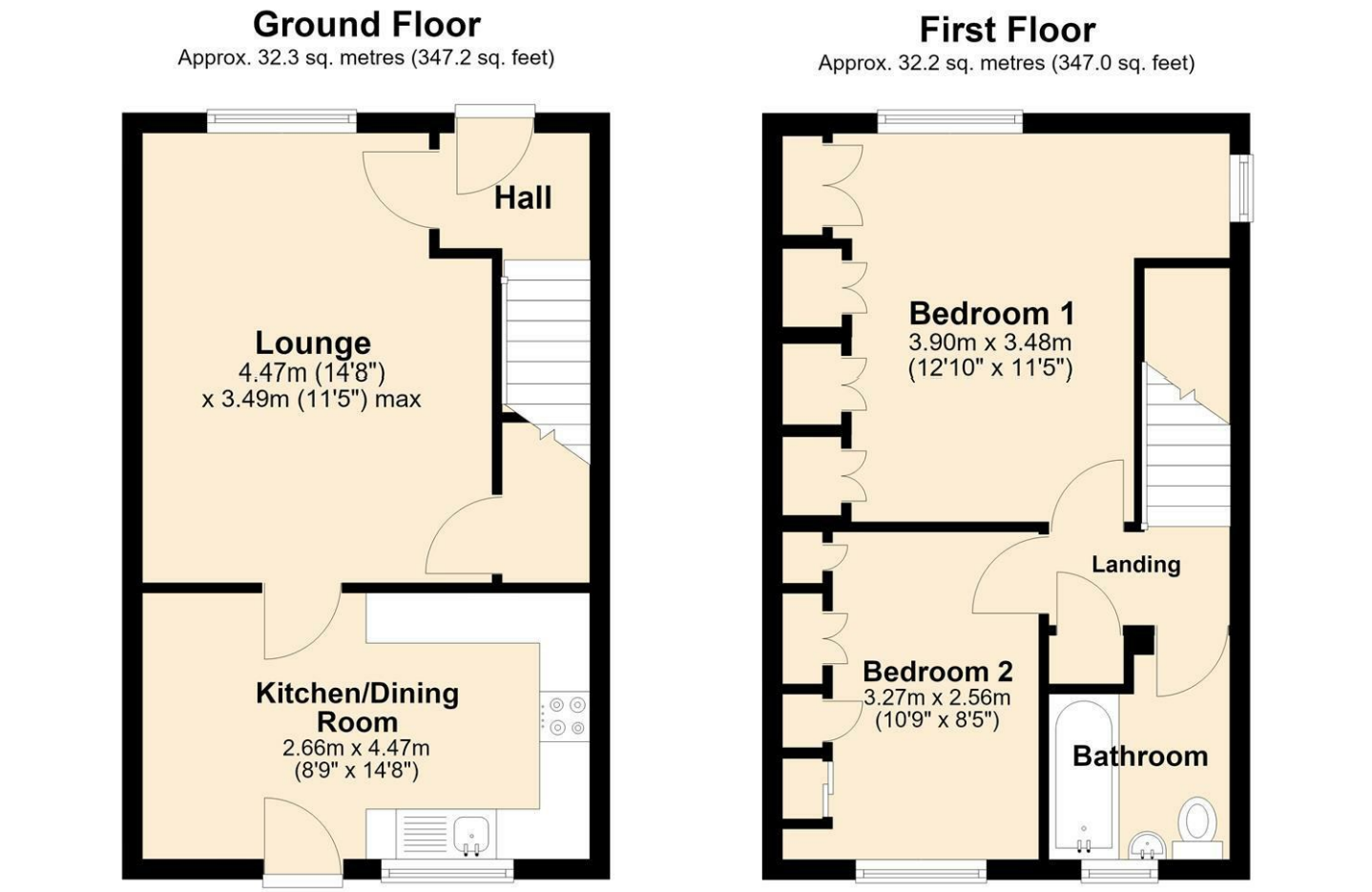
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

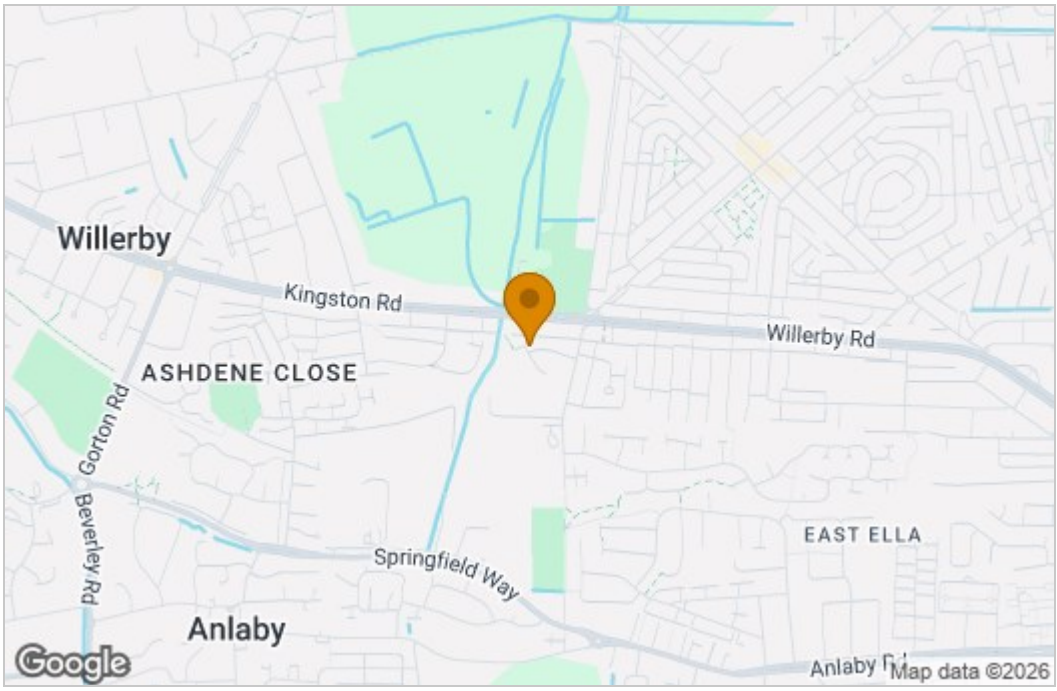
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

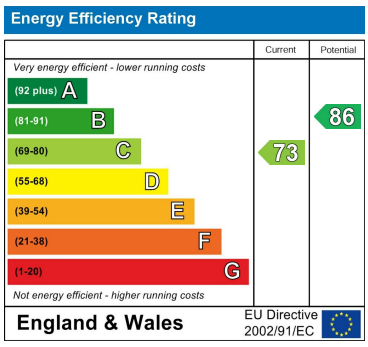


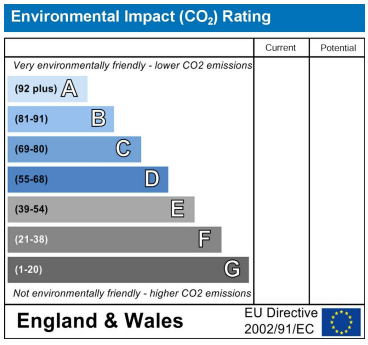
Total area: approx. 64.5 sq. metres (694.1 sq. feet)

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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