Whitakers
Estate Agents









125 Pickering Road, Hull, HU4 6TB

Offers Over £154,500

This immaculate terraced property has been altered and enhanced from its original design, formally three bedrooms now converted into a large two bedroom property (but easily altered back into a three bed) ready to move straight into and enjoy from day one.

The main features include - entrance, lounge, full width dining room with storage and doors leading to the garden, modern fitted kitchen, utility room along with useful ground floor W.C and store.
The first floor boasts a 15' full width fitted master suite with two bay windows, bedroom two also boasts slide wardrobes together with the well appointed family bathroom suite.

Externally to the front of the property is a walled low maintenance garden which is mainly laid to gravel / stones. The rear garden is artificial grass with a garage accessed via the 10' to the rear.

This property is a real credit to the current owners, early viewings are advised.

Accommodation Comprises
Double glazed front door and side window.

Lounge 16' x 10'6 (4.88m x 3.20m)
UPVC double glazed bay window, gas fire with living flame and marble hearth. Laminate flooring, radiator and wooden glazed French doors leading to the dining room.

Dining Room 15'10 x 10'10 (4.83m x 3.30m)
UPVC double glazed window, wall mounted electric fire, storage cupboard, radiator and storage cupboard.

Kitchen 9' x 8'11 (2.74m x 2.72m)




UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with extractor hood above, sink unit with mixer taps and radiator.

Utility



Two UPVC windows and UPVC double glazed door. Floor units with work tops above, plumbing for washing machine and dishwasher.

WC
Low flush WC.

First Floor Landing
Loft hatch.

Bedroom One 15'11 x 12'11 (4.85m x 3.94m)
UPVC double glazed bay windows and two further UPVC double glazed windows. Two fitted wardrobes and a radiator.

Bedroom Two 10'7 x 10' (3.23m x 3.05m)
UPVC double glazed window, fitted wardrobe and radiator.

Bathroom
UPVC double glazed window, panelled bath with electric shower, pedestal sink unit, low flush WC, radiator and tiled walls.

Externally
Externally to the front of the property is a walled low maintenance garden which is mainly laid to gravel / stones. The rear garden is artificial grass with a garage accessed via the 10' to the rear.

Tenure
Freehold.

Council Tax
Band B

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional products and services
Whitakers 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.

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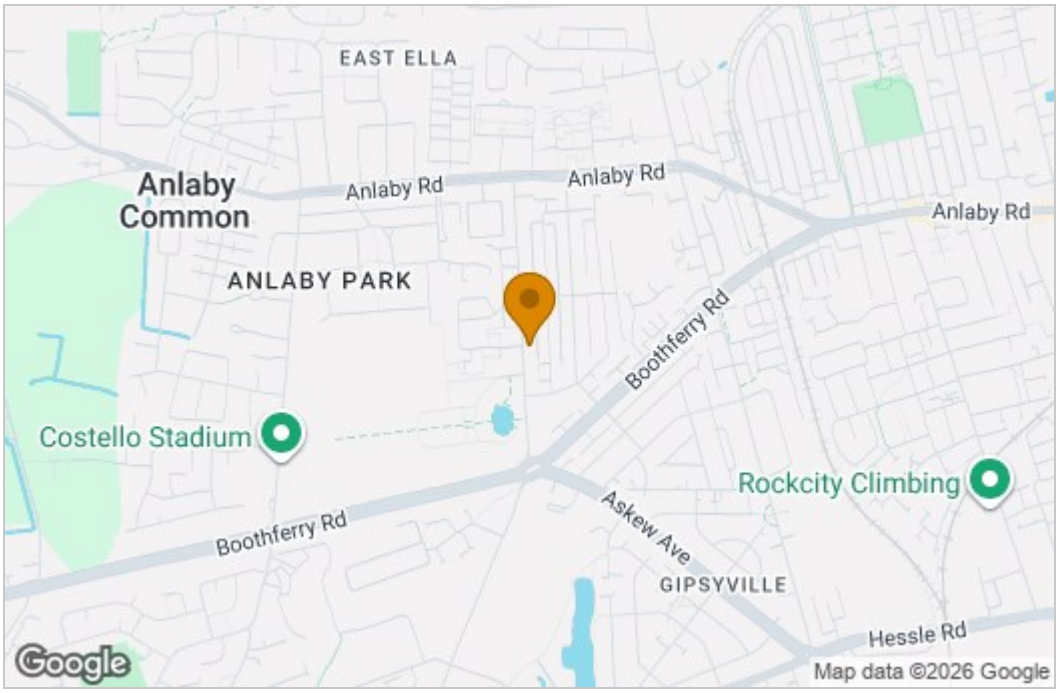
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Sales valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

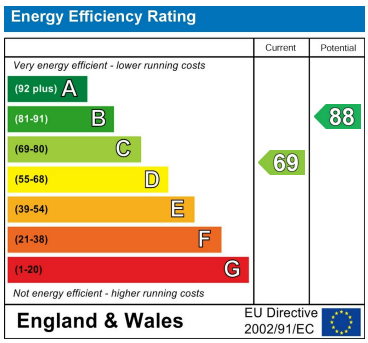
Floor Plan

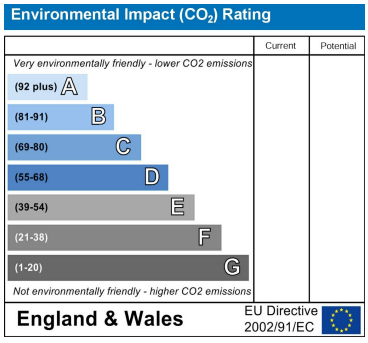


Area Map



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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