Whitakers
Estate Agents









29 Kempton Road, Hull, HU3 6UF

£135,000

NO ONWARD CHAIN

This extended two-bedroom terraced property is offered to the market with no onward chain and occupies a popular residential position on Kempton Road, just off Boothferry Road.

The property offers well-proportioned accommodation throughout and is ideally suited to a range of buyers, whether as a first-time purchase, family home or investment opportunity. The location provides convenient access to a good range of local schools, shops, amenities and transport links, making this a popular area for those looking for easy access to the surrounding area and Hull city centre.

The accommodation briefly comprises entrance hall, impressive 24ft open-plan lounge/diner, fitted kitchen and ground-floor bathroom. The generous open-plan lounge/diner provides an excellent everyday living and entertaining space, with the property's extended layout offering more space than might initially be expected from this style of home.

To the first floor are two good-sized bedrooms, together with a further family bathroom. A drop-down ladder provides access to the boarded loft space, offering useful additional storage and potential for a variety of uses, subject to the necessary consents.

Externally, the front garden has been designed to provide off-street parking, while the enclosed rear garden is particularly low maintenance, being predominantly laid to artificial grass and complemented by a paved patio seating area. The garden provides an easy-to-manage outdoor space ideal for relaxing or entertaining.

Kempton Road is conveniently situated just off Boothferry Road, with a wide range of local amenities close by. The area is well placed for access to popular schools, local shopping and public transport links, while Hull city centre and surrounding areas are also readily accessible.

With its extended accommodation, generous 24ft lounge/diner, off-street parking, low-maintenance gardens and no onward chain, this property is well worth viewing to fully appreciate the space.

The Accommodation Comprises

Ground floor

Entrance
With a double glazed front door and side window

Lounge / Diner 24'7 max x 15'1 max narrows to 12'0 (7.49m max x 4.60m max narrows to 3.66m)





Open plan lounge / diner with Upvc double glazed window to the front. Gas fire with marble hearth and wooden surround, under stairs storage and French doors leading to the kitchen.

Kitchen 12'0 x 8'7 (3.66m x 2.62m)



With a range of floor and eye level units and complimentary work surfaces above, sink with mixer tap. Tiled floor and patio doors to the garden.

Shower Room 6'8 x 4'9 (2.03m x 1.45m)



With a walk in enclosure and electric shower above, low flush toilet and pedestal sink. Central heating radiator.

First Floor

Landing

Bedroom One 15'1 max narrows to 12'0 x 13'3 narrows to 10'5 (4.60m max narrows to 3.66m x 4.04m narrows to 3.18)



Upvc double glazed windows and central heating radiator

Bedroom Two 11'0 x 8'9 (3.35m x 2.67m)



Upvc double glazed and central heating radiator. Drop down ladder to access the loft space

Bathroom 8'0 x 5'11 (2.44m x 1.80m)



With a panelled bath with jets, vanity sink and a low flush toilet. Upvc double glazed and tiled flooring.

Loft Space 15'2 narrows to 12'4 x 10'11 (4.62m narrows to 3.76m x 3.33m)



Access via a drop down ladder with roof window and some storage in eaves

External






With a low maintenance front garden designed for off street parking. The rear garden is also low maintenance by design with artificial grass and patio

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.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE, Vodafone, Three, O2
Broadband - Basic 14 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

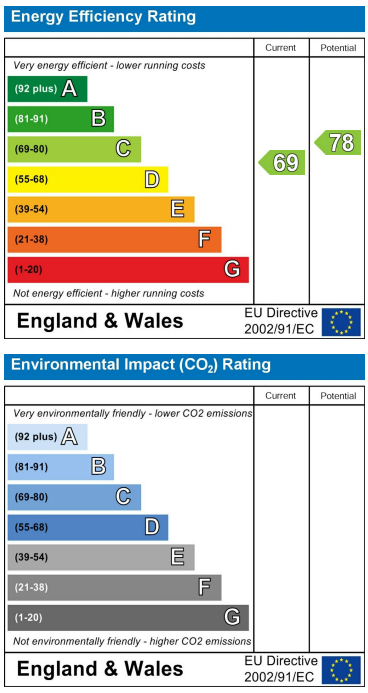
Floor Plan



Area Map



Energy Efficiency Graph



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38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk