

Whitakers

Estate Agents



170 Kingston Road, Hull, HU10 6LX

£135,000

Whitakers Estate Agents are delighted to present this spacious two-bedroom ground floor apartment, occupying a well-regarded residential position within the highly sought-after village of Willerby. Ideally placed for a wealth of local amenities, excellent transport links and nearby leisure facilities, the property combines generous living accommodation with the added benefits of two private balconies, a designated storage shed and an enlarged garage.

Accessed via a well-maintained communal entrance, the resident is welcomed into a private hallway with useful built-in storage. From here, the accommodation unfolds to reveal a generous lounge centred around a feature fireplace, with direct access onto a private balcony creating an ideal space to relax. The fitted kitchen is well-appointed with a range of units and integrated cooking appliances, whilst a second balcony provides a pleasant extension of the living space. Completing the accommodation are two well-proportioned bedrooms and a fully tiled bathroom, fitted with a contemporary four-piece suite incorporating both a panelled bath and separate walk-in shower.

Externally, the property continues to impress with the rare advantage of two private balconies, together with a designated storage shed and an enlarged garage, thoughtfully adapted by the current owner to better accommodate a vehicle, whilst also providing excellent additional storage.

Offering spacious accommodation in one of Willerby's most desirable locations, this apartment is well suited to first-time buyers, downsizers and investors alike. Early viewing is strongly recommended.

The accommodation comprises

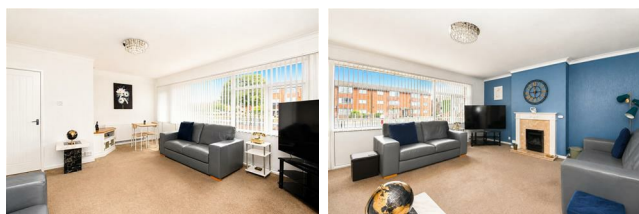
Communal entrance hall



Private hallway

Composite double glazed entrance door, central heating radiator, built-in storage cupboard, and carpeted flooring.

Lounge 14'3" x 17'10" maximum (4.36 x 5.46 maximum)



UPVC double glazed door and window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

Kitchen 9'1" x 10'11" (2.77 x 3.34)



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.

Bedroom one 11'3" x 11'9" (3.45 x 3.59)



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

Bedroom two 9'1" x 11'9" (2.78 x 3.59)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower and waterfall shower, vanity sink with mixer tap,

External



Externally, the property continues to impress with the rare advantage of two private balconies, together with a designated storage shed and a garage accessed via an up-and-over door, providing excellent storage and secure parking.

Garage



Accessed via an up-and-over door, having been enlarged by the current owner to better accommodate a vehicle.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB204170000

Council Tax band - B

EPC rating

EPC rating - C

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

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.

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.

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.

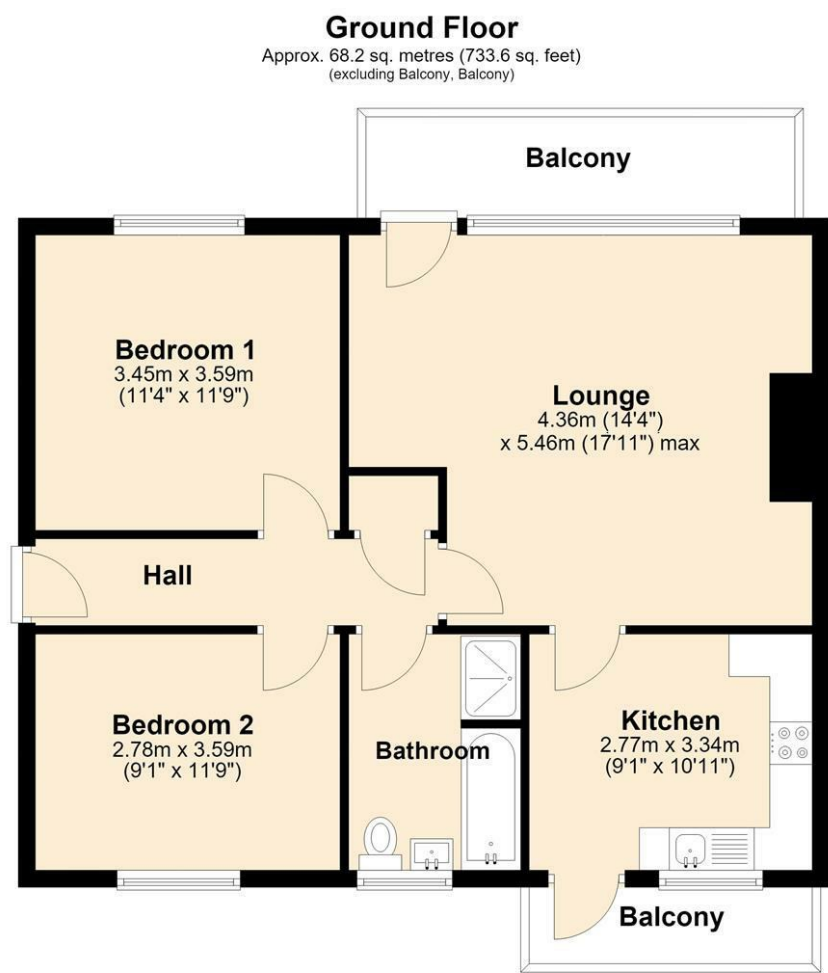
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

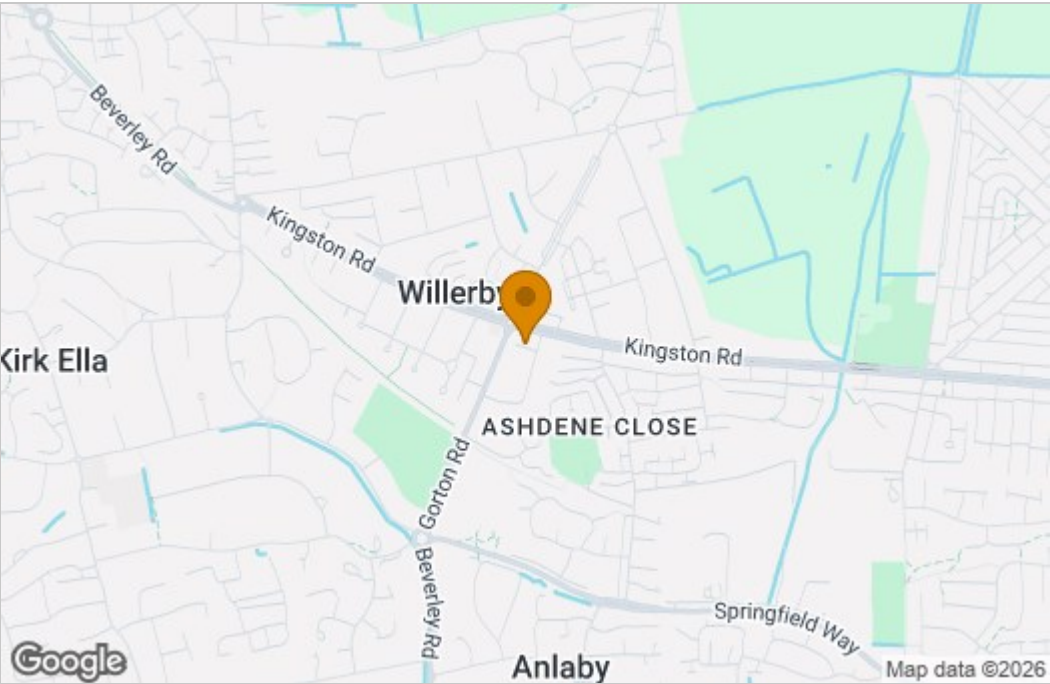
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

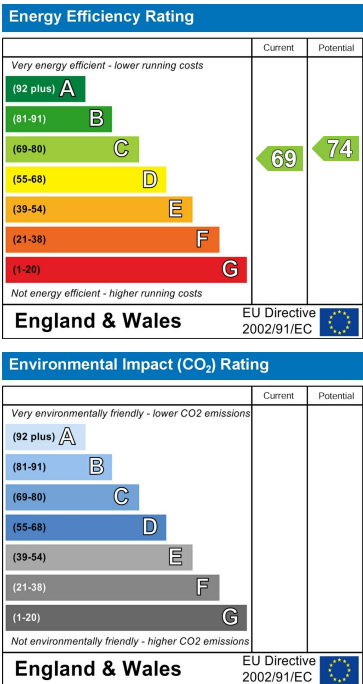


Total area: approx. 68.2 sq. metres (733.6 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.