

Home Estates Ltd



2 Bedroom End Terraced House for Sale - £85,000

Whitby Street, Hull, HU8 7HN



KEY FEATURES:

- ATTENTION FIRST TIME BUYERS • NO CHAIN INVOLVED • READY TO MOVE IN CONDITION • SUPER SMART END OF TERRACE PROPERTY • STYLISH REFURBISHMENT THROUGHOUT • BE QUICK TO AVOID DISAPPOINTMENT! • GAS CENTRAL HEATING • DOUBLE GLAZING

Description

If you are looking for something very special, this property will be perfect for you!

The property has been the subject of a contemporary and stylish refurbishment throughout, and is offered to the market in move into condition.

This appealing property stands out both internally and externally, as much attention has been paid to the finishing touches and the fixtures and fittings.

Recently fitted carpets and floorings have been laid throughout.

The super smart accommodation has been arranged to two floors and briefly comprises, a bright and spacious lounge, a highly impressive breakfast kitchen with an attractive range of fitted units which are further complemented with integrated cooking appliances and contrasting tile surround. There is also space for informal dining.

To the first floor are two well presented bedrooms. The main bedroom has the benefit of fitted wardrobes, thus creating ample hanging and storage space.

Outside to the rear, the garden area has a full width flagstone/patio seating area

Location

The property is ideally located within walking distance of Hull City Centre, where there are many high street stores and shopping precincts.

Regular public transport links provide easy connections to the City Centre and the surrounding area.

Ground Floor

Lounge - 12' 11" x 11' 8" (3.96m x 3.56m) Extremes to extremes
Double glazed window.
Chimney breast with open display niche.
Radiator, coving and laminate flooring.

Breakfast Kitchen - 20' 11" x 8' 0" (6.4m x 2.44m) Extremes to extremes
6.40x2.44x3.56x2.01
Double glazed window with aspect over the rear garden area.
Matching base drawer and wall mounted units, with roll edged laminate work surface, housing a stainless steel hob with extractor fan.
A further work surface housing a ceramic, single drainer sink unit with mixer tap, with contrasting tile surround
Space for larger fridge freezer or upright fridge freezer, if required.
Radiator.

Bathroom - White three piece suite, comprising a panel bath with shower over, pedestal wash hand basin and low flush WC.
Upright towel/radiator.

First Floor

Bedroom One - 11' 4" x 10' 0" (3.47m x 3.05m) Extremes to extremes.
Double glazed window.
Range of fitted wardrobes and matching storage unit.
Radiator.

Bedroom Two - 9' 8" x 8' 9" (2.96m x 2.68m) Double glazed with aspect over the rear garden area.
Radiator.



Exterior

Rear Garden Area - Full width, flagstone patio/seating area and laid with artificial grass for ease of maintenance, all enclosed with a high level timber, perimeter and boundary fence.

High level access gate provides access along the side elevation to the main street.

External electrical sockets

Additional Information

Mortgages

We will be pleased to offer independent advice regarding a mortgage for this property, details available from our office on 01482 440244.

Independent advice will be given by our Licensed Credit Broker, written quotations on request.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Disclaimer

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		