

# Whitakers

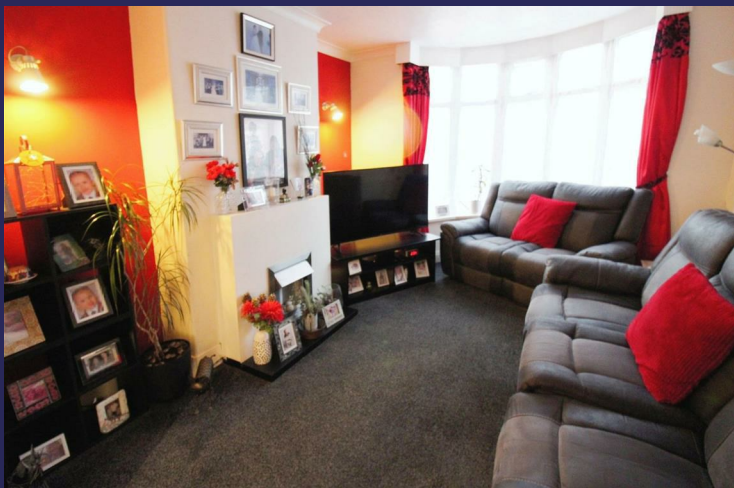
Estate Agents



71 Aberdeen Street

, Hull, HU9 3JS

Guide price £145,000



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## Entrance Hall

With staircase off, useful under stairs storage cupboard and a radiator

## Lounge

12'5" x 11'11" (3.80 x 3.65)

Plus a round bay window to the front aspect, feature fire surround with an electric fire and a radiator.

Opens to;

## Dining Room

12'9" x 12'3" (3.90 x 3.75)

Having a radiator and opens to:

## Kitchen

16'7" x 9'0" (5.06 x 2.75)

A good range of fitted floor and wall units with contrasting rolled edge laminated preparation surface having an inset one and a half bowl sink unit with monobloc tap. Window to the side aspect and "Velux" style window and spotlights to the ceiling, Plumbing for an automatic washing machine and a dishwasher, partially tiled walls, a radiator and French Doors giving access to the garden.

## Bathroom

A white suite comprising panelled bath, wash hand basin with pedestal and a low level wc. Tiled walls, a radiator and there is a shower attachment over the bath

## Bedroom One

12'9" x 11'11" (3.90 x 3.65)

Window to the front aspect and a radiator.

## En Suite

A plumbed shower unit within enclosure, Wash hand

basin with a pedestal and a low level wc. Partially tiled walls.

## Bedroom Two

12'5" x 7'10" (3.80 x 2.40)

Window to the rear aspect, built in wardrobes and a radiator

## Bedroom Three

9'4" x 8'8" (2.85 x 2.65)

Window to the rear aspect and a radiator.

## Gardens

To the front of the property is a forecourt and to the rear is a garden of very good proportion which is laid to lawn and decorative aggregates, with a decking seating area and an ornamental pond. There are two garden sheds and one has an electricity supply.

## Car Parking

There is a private side driveway which can accommodate two cars

## Tenure

This property is freehold

## Council Tax

Hull city council - band B

## 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

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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 Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### 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.

#### Material Information:

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 21 Mbps, Ultrafast 1000 Mbps

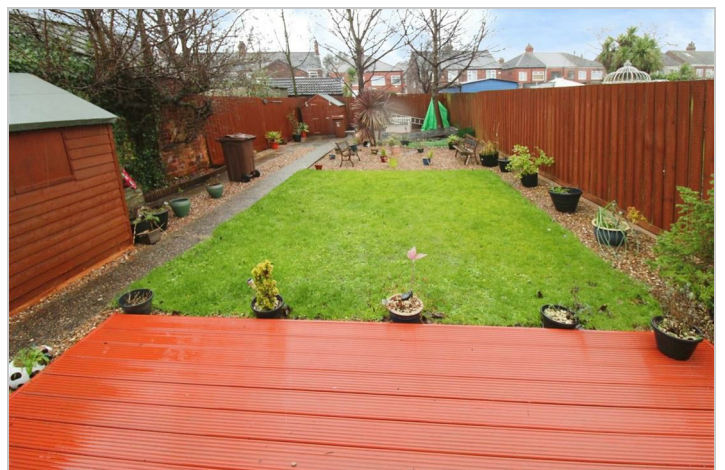
Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

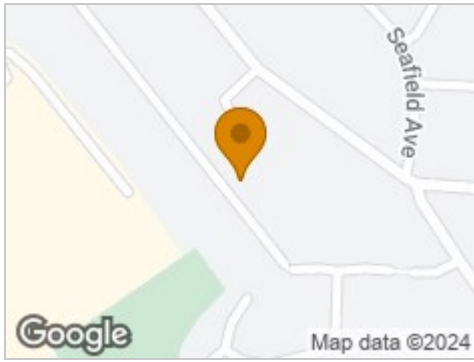
Planning - There has been planning applications for properties surrounding the property. There is no current planning applications held

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



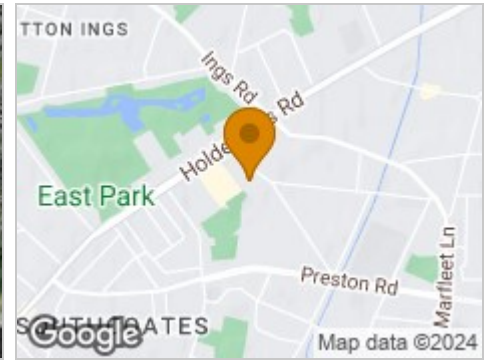
## Road Map



## Hybrid Map



## Terrain Map



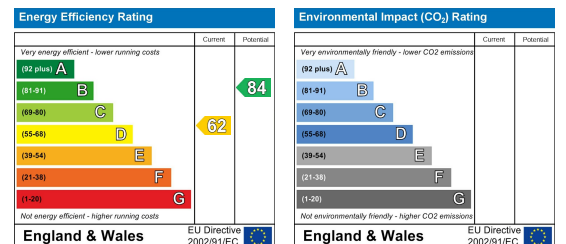
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

## 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.