

Whitakers

Estate Agents



3 Cumberland Villas

Egton Street, Hull, HU8 7HX

Guide price £55,000



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A two bedroom mid terrace house.

Offered to the market with no chain involved, situated in a desirable residential location in the East of the City of Hull within close proximity to local amenities and transport, a short stroll to the City centre, this home is perfect for the investor or 1st time buyer.

Briefly- Lounge, kitchen, and bathroom, to the 1st floor are the two bedrooms.

The property has gas central heating & uPVC double glazing.

Front garden and rear courtyard.

We encourage early viewings.

Entrance

Via a uPVC double glazed door

Lounge

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

The spacious lounge has a uPVC double glazed bay window, carpeted flooring and focal fireplace with inset flame gas fire, radiator.

Kitchen

12'3" x 9'8" (3.75 x 2.96)

The kitchen has a range of base and wall units with contrasting work surfaces, space for a cooker, plumbing for an automatic washing machine and space for a fridge freezer, a uPVC double glazed window to the rear aspect, radiator and stairs to the 1st floor.

Bathroom

8'0" x 5'4" (2.45 x 1.63)

The bathroom has a white suite comprising of a panel bath, low level WC and pedestal wash hand

basin, partial tiled walls and tiled floor, a radiator and uPVC double glazed window.

Stairs to the 1st floor landing

With loft access.

Bedroom One

12'4" x 11'6" (3.77 x 3.51)

The spacious bedroom has a radiator and uPVC double glazed window, carpeted flooring.

Bedroom Two

10'7" x 9'4" (3.23 x 2.86)

The second bedroom has a storage cupboard, a uPVC double glazed window to the rear aspect and radiator, carpeted flooring.

Gardens

To the front of the house there is a small lawn garden with path leading to the front door, the garden has low level timber fence boundaries.

To the rear of the house there is a low maintenance courtyard with high level brick wall boundaries.

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 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.

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.

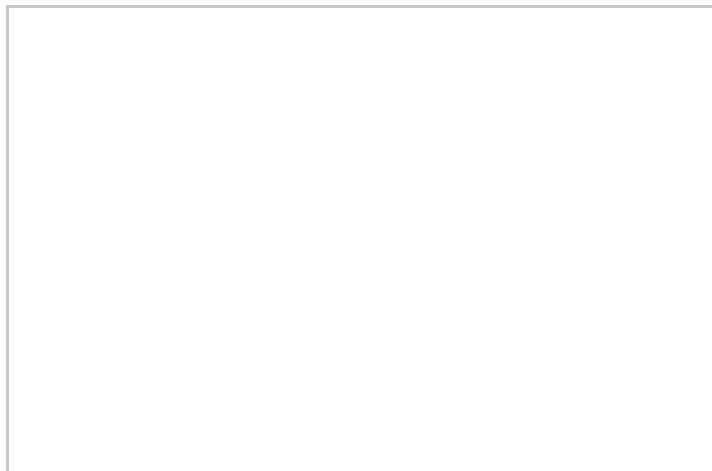
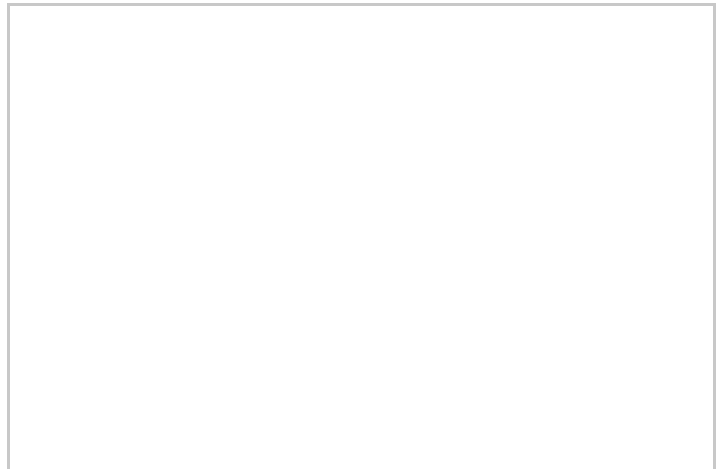
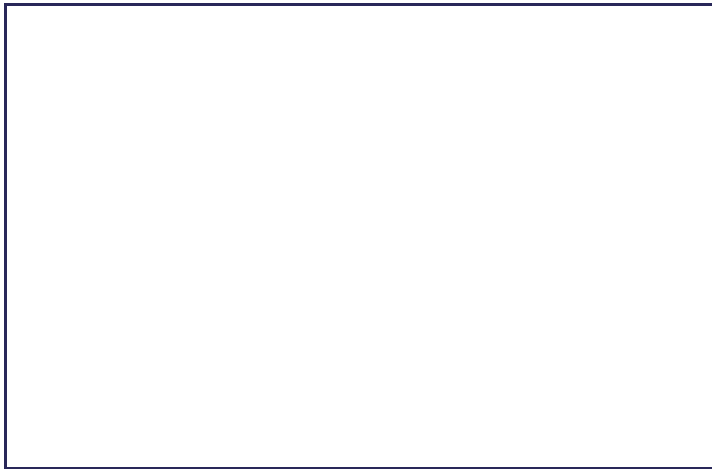
Council Tax

Band A

The local authority is Hull City Council

Tenure

Freehold



Road Map



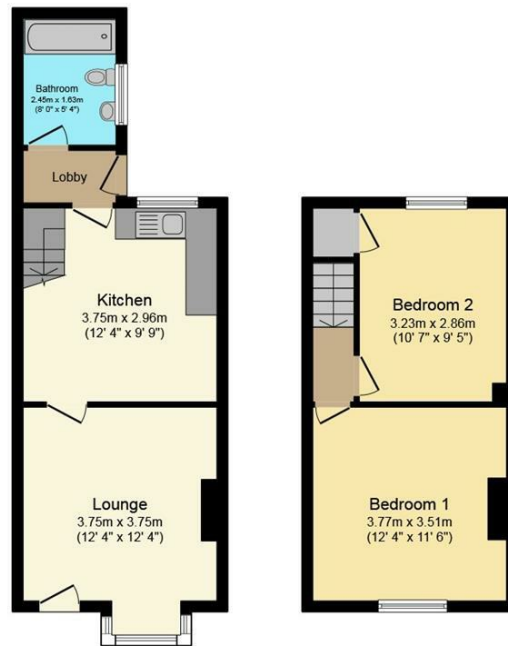
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 36.0 sq.m. (387 sq.ft.) approx

First Floor

Floor area 28.5 sq.m. (307 sq.ft.) approx

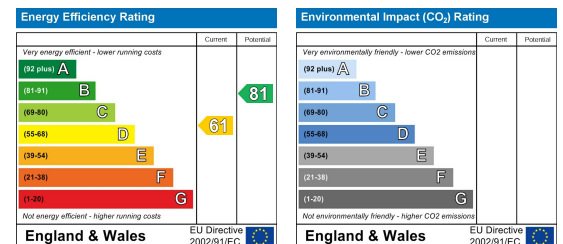
Total floor area 64.5 sq.m. (694 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.