

Whitakers

Estate Agents



16 Derwent Street, Hull, HU8 8TX

Offers Over £130,000

Whitakers are delighted to offer this immaculately presented 3 bedroom terraced home to the market.

Having been much improved by the current owners and having the additional benefit of a loft room with fixed staircase and en-suite shower room, the property would be ideal for first time purchasers and small families alike and is presented in "move in" condition.

Located on ever popular Garden Village, ideally located for local shops, schools and amenities as well as excellent transport links around the city, the property briefly comprises; entrance hallway, lounge, dining area, kitchen and luxurious bathroom to the ground floor, 3 generously sized bedrooms, the master being en-suite, to the first floor plus a useful and versatile loft room to the second floor.

Having the additional benefit of UPVC double glazing, gas central heating, front and rear gardens together with a detached garage, internal inspection is highly recommended!

The accommodation comprises

Entrance Hallway

Composite door into entrance hallway with laminate flooring, central heating radiator and stairs rising to first floor

Lounge 13' x 12' (3.96m x 3.66m)



With UPVC window to front aspect, laminate flooring, feature fireplace with inset electric fire, central heating radiator and under stair cupboard. Opens through to....

Dining Area 12'1 x 9'4 (3.68m x 2.84m)



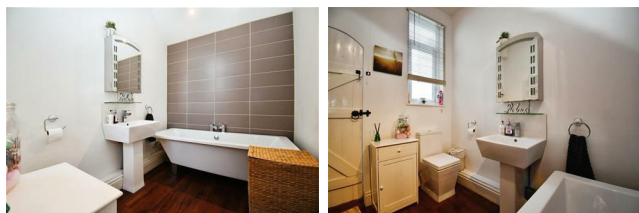
Continuation of laminate flooring, space for family dining table, central heating radiator and door to storage cupboard. Open plan into....

Kitchen 5, x 10' (1.52m, x 3.05m)



With a range of contemporary fitted wall and base units, contrasting work surfaces and tiled splashbacks. Breakfast bar with built in drawer and cupboard storage, ceramic sink with mixer taps over, space for cooking appliance and free standing fridge freeze, plumbing for automatic washing machine, laminate flooring, UPVC window and door to rear garden.

Bathroom 8'3 x 6'6 (2.51m x 1.98m)



Luxurious bathroom suite comprising free standing bath with mixer taps, pedestal hand wash basin and low flush wc. Ladder style

heated towel rail, laminate flooring, wall tiling to water sensitive areas and UPVC window to rear aspect.

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 12' x 10' (3.66m x 3.05m)



UPVC window to front aspect, carpeted flooring, central heating radiator, stairs to loft room and door to....

En suite



Tiled shower cubicle, low flush wc, pedestal hand wash basin, ladder style chrome heated towel rail and tiled flooring.

Bedroom Two 12'1 x 8'4 (3.68m x 2.54m)



UPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 8'8 x 7'7 (2.64m x 2.31m)



UPVC window to rear aspect and carpeted flooring.

Loft Room 7'1 x 15'3 max (2.16m x 4.65m max)



Fixed staircase from master bedroom to loft room with carpeted flooring, two velux windows to rear aspect, ceiling spot lights and under eaves storage cupboards.

Outside



To the front of the property is a paved garden with privet hedges to perimeters whilst to the rear is a generously sized garden with lawn and patio areas, private hedging to the perimeters together with rear gate to the tenfoot which also gives access to the detached garage.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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.

Material Information:

Construction - Brick/Tile

Conservation Area - Garden Village, City of Kingston upon Hull

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

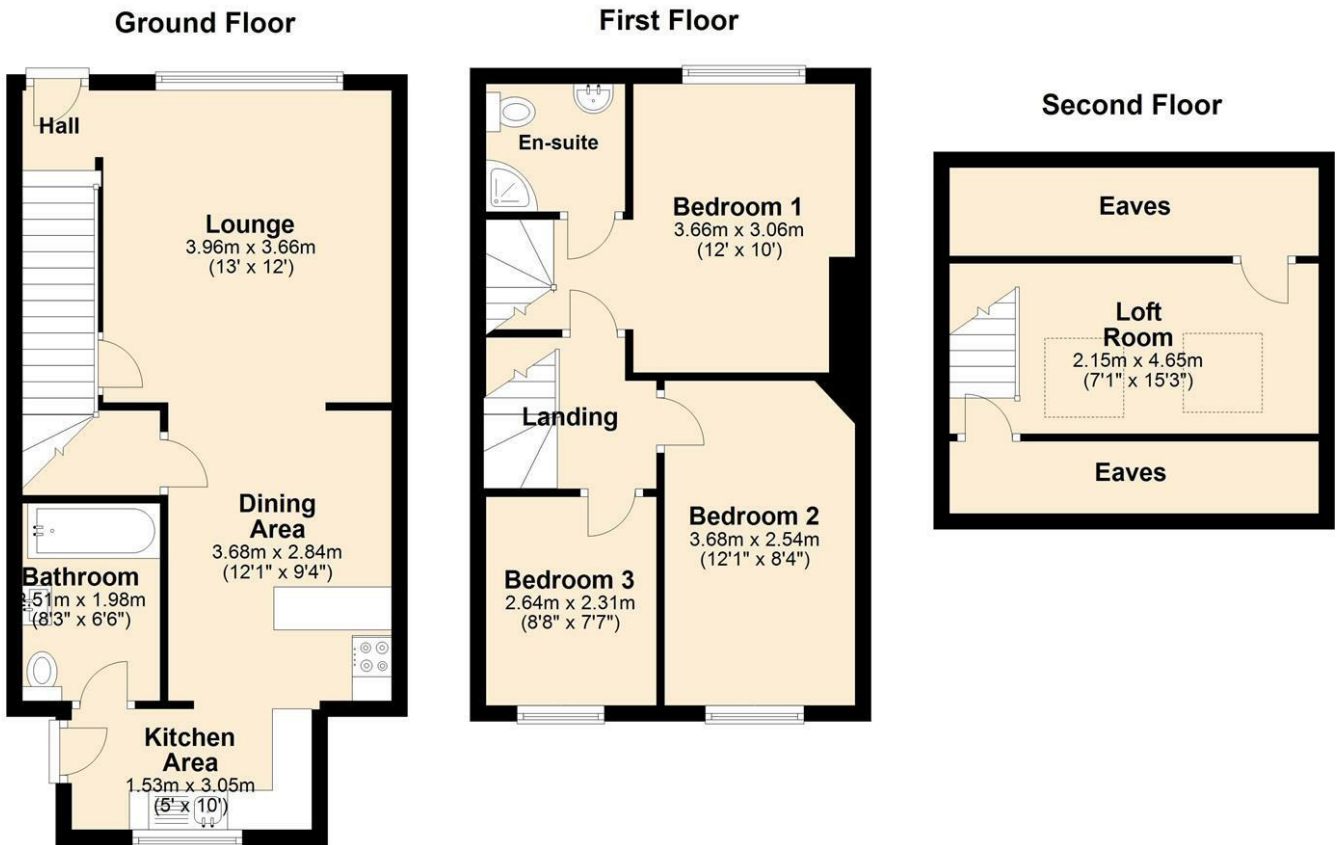
Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the property

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.

Floor Plan

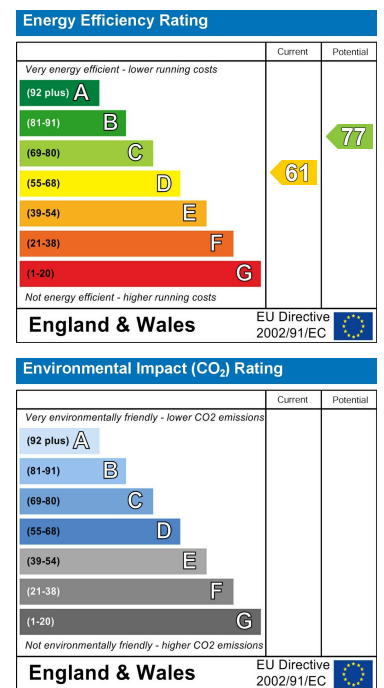


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.