

# Whitakers

Estate Agents



## 2 Dryden Street

, Hull, HU8 8ND

Offers Around £134,950



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## Open Porch

## Reception Hall

Staircase off and a radiator.

## Lounge

11'3" x 10'8" (3.43 x 3.27)

With angled bay window to the front aspect, feature fire place incorporating a solid fuel burner and there is a radiator. Double doors give access to;

## Dining Room

11'2" x 10'8" (3.42 x 3.27)

Window to the rear aspect, Adam style fire surround with marble effect back and hearth incorporating an electric fire, useful under stairs storage cupboard and a radiator

## Kitchen

10'5" x 8'10" (3.20 x 2.71)

A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the side aspect, , partially tiled walls, vinyl flooring , plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, four ring gas hob and a fridge/freezer.

## Shower Room

10'5" x 5'2" (3.20 x 1.60)

With tiled walls and non slip flooring, there is an electric shower unit, wash hand basin with pedestal and a low level wc.

## Split Level Landing

Giving access to;

## Bedroom One

Angled bay window to the front aspect, fitted wardrobes with over head cupboards, and drawers and there is a radiator.

## Bedroom Two

Window to the rear aspect, built in wardrobe, drawer unit and a radiator.

## Bedroom Three

Window to the rear aspect, laminate flooring and a radiator.

## WC

Having a low level unit.

## Gardens

There are enclosed gardens to the front and rear of the property which are laid mainly to lawn.

## Garage

Single garage which is accessible via the rear of the property and there are two useful storage sheds to the rear garden.

## Tenure

This property is freehold

## Council Tax

Hull City Council - Band 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.

Tel: 01482 790970



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 under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three and

02

Broadband - Basic 11 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

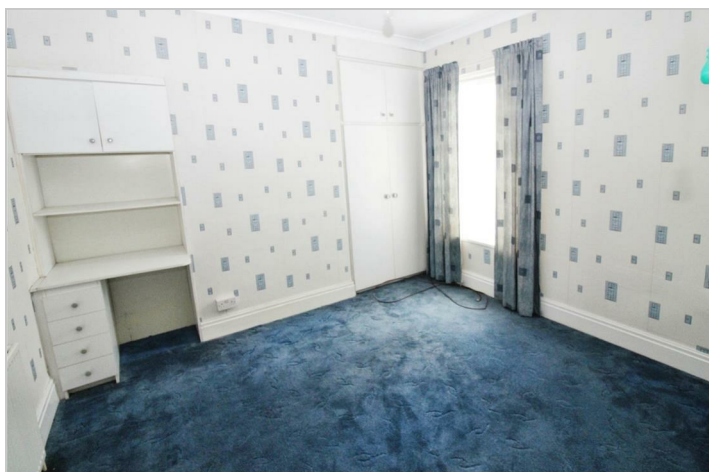
Coalfield or Mining Area -No

Planning - A planning application has been made regarding the property and neighbouring property [https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=PD8E1MSOG7500&activeTab=summary)

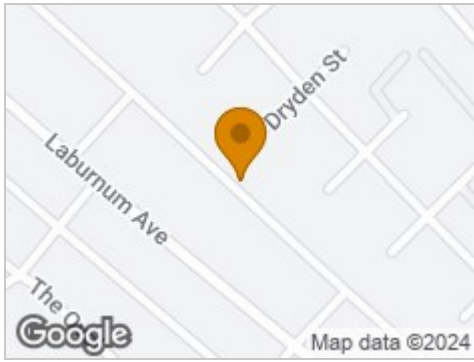
[keyVal=PD8E1MSOG7500&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=PD8E1MSOG7500&activeTab=summary)

#### 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



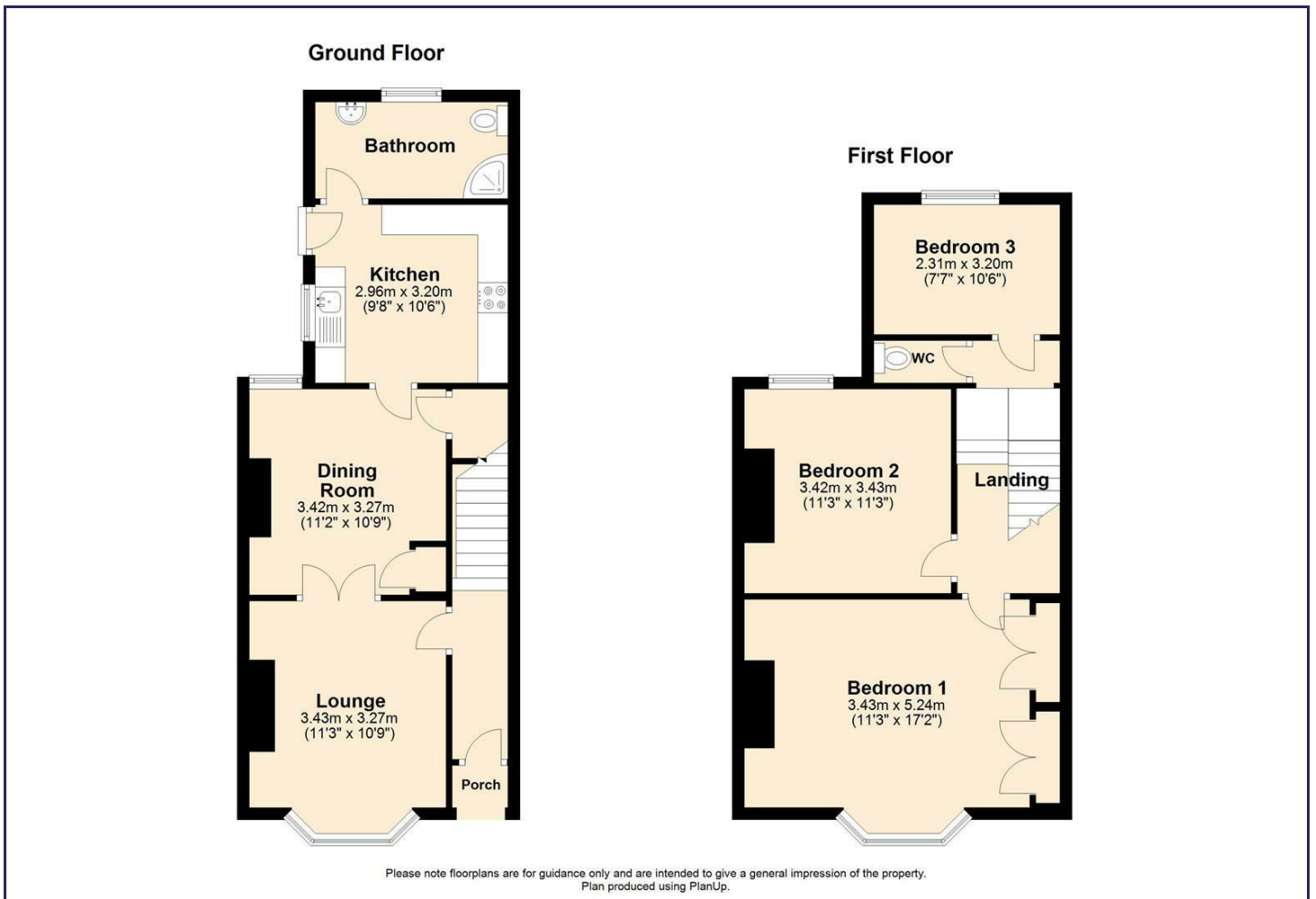
## Hybrid Map



## Terrain Map



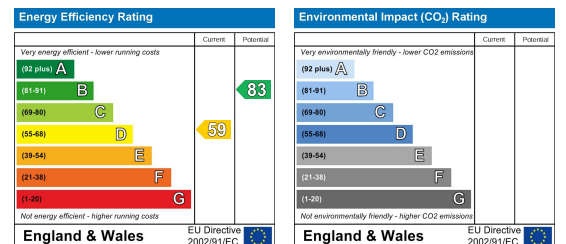
## Floor Plan



## 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.