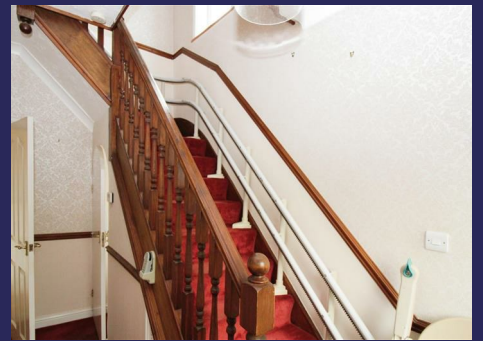


Whitakers

Estate Agents



64 Aberdeen Street, Hull, HU9 3JU

Offers Over £140,000

SITUATED TO THE EAST OF THE CITY, HANDILY PLACED FOR ALL OF THE AMENITIES OFFERED BY HOLDERNESS ROAD TO INCLUDE WOODFORD LEISURE CENTRE, EAST PARK AND THE EXCELLENT SHOPPING CHOICES, THIS TRADITIONAL STYLE EXTENDED SEMI DETACHED HOUSE REPRESENTS A GOOD FAMILY OPPORTUNITY WITH THE BENEFIT OF A CONSERVATORY.

The accommodation briefly comprises reception hall, lounge, dining room, conservatory, three fitted bedrooms and a bathroom with independent shower enclosure. Having gas central heating system to radiators and double glazing, the property is set within pleasant gardens of good proportion

INTRENAL VIEWINGS ARE ENCOURAGED>

Open Porch

Reception Hall



With staircase off and a radiator.

Cloak Room

With a low level wc and a wash hand basin

Lounge 10'2" x 10'2" (3.10 x 3.10)



Into an angled bay window to the front aspect, Adam style fire surround with tiled back an hearth incorporating an inset coal effect gas fire, a radiator and double doors give access to;

Dining Room 12'5" x 8'10" (3.80 x 2.70)



Adam style fire surround with tiled back and hearth , a radiator and French Doors give access to ;

Conservatory 16'2" x 8'10" (4.95 x 2.70)



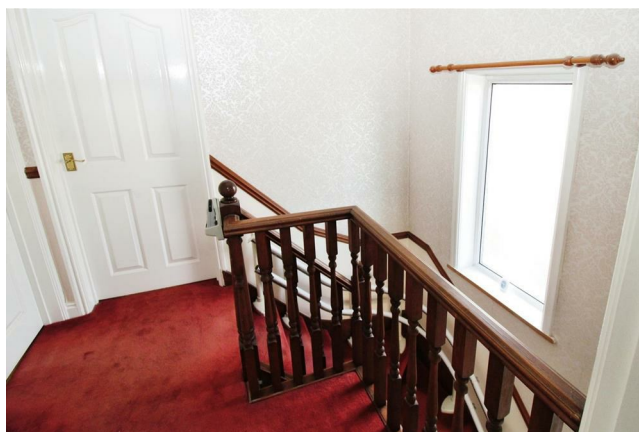
A lovely further reception room with French Door giving access to and views over the rear garden.

Fitted Kitchen 24'11" x 7'6" (7.60 x 2.30)



An extensive range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Windows to the rear and side aspects and door giving access to the rear garden, tiled floor and partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, four ring gas hob, over head extractor canopy and a fridge/ freezer.

Landing



Window to the side aspect and access to;

Bedroom One 10'5" x 10'2" (3.20 x 3.10)



Window to the front aspect, a radiator, fitted wardrobes, over head cupboards, dressing table unit and drawers.

Bedroom Two 12'1" x 8'10" (3.70 x 2.70)



Window to the rear aspect, a radiator, fitted wardrobes, over head cupboards, bedside cabinets and display arches, dressing table unit and desk.

Bedroom Three 7'6" x 8'2" (2.30 x 2.50)



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

Bathroom



A white suite to comprise panelled bath with shower attachment, wash hand basin and a low level wc. Spotlights to the ceiling, a radiator and there is a plumbed shower unit within an independent enclosure.

Gardens



There is an enclosed block paved forecourt and pedestrian access to the side of the property leads to an attractive garden to the rear of the property which is laid mainly to lawn with a variety of trees, flowers and shrubs with a paved patio area and a garden shed.

Council Tax

Hull City Council - Band B

Tenure

This property is Freehold

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal - EE, Vodafone, Three and 02

Broadband - Basic 19 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning - Planning applications have been made on properties within the vicinity, one previously has been made on this property - [https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=I6ALW1SO50000&activeTab=summary)

[keyVal=I6ALW1SO50000&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=I6ALW1SO50000&activeTab=summary)

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.

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.

Agents Notes:

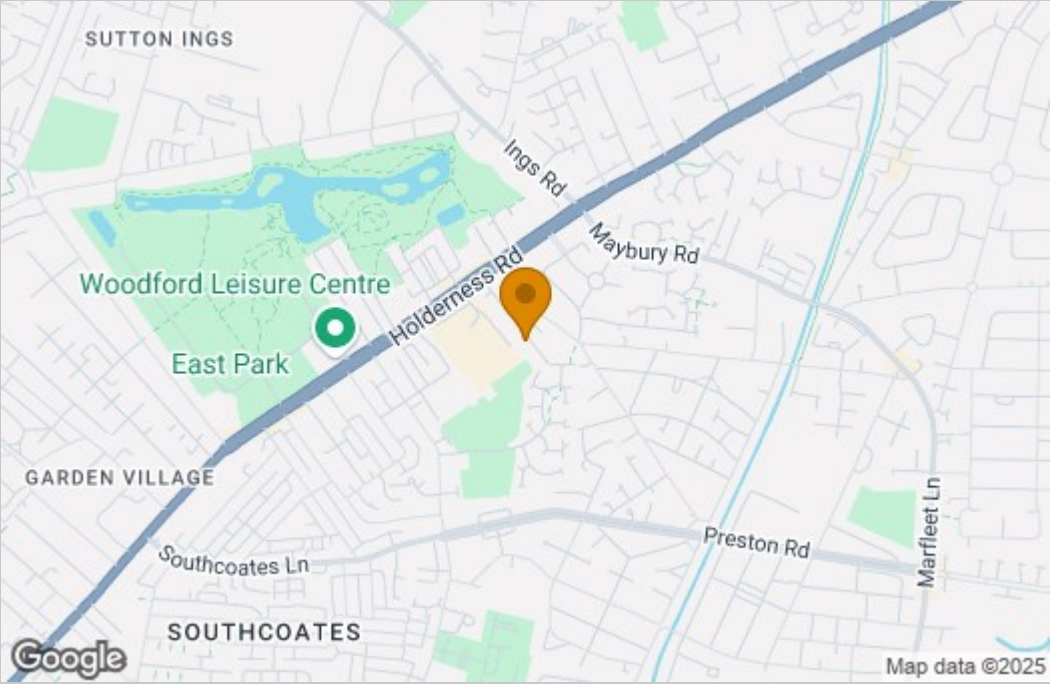
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Floor Plan

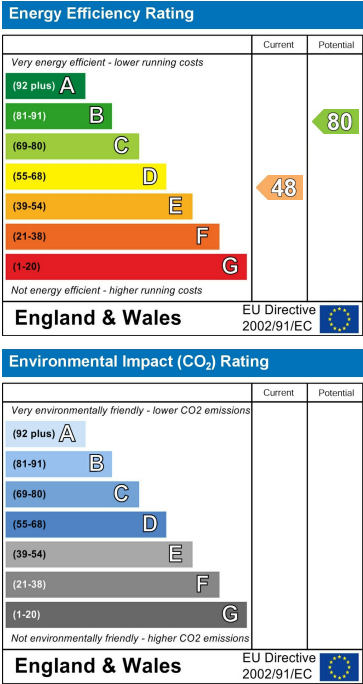


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.