

Whitakers

Estate Agents



73 Lee Street, Hull, HU8 8NN

Offers Around £130,000

Whitakers are delighted to bring this much loved and well presented 3 bedroom terraced property to the market!

Competitively priced and situated in a very popular and convenient location, well positioned for the local shops and amenities of Holderness Road as well as being within walking distance of East park and its wealth of leisure facilities, the property has been in the same family for many years and offers a discerning buyer the opportunity to truly put their own stamp on a spacious family home!

Being ideal for first time buyers and families alike, the accommodation briefly comprises; entrance hallway, 25 ft through lounge/dining room, fitted kitchen, utility room and downstairs cloakroom to the ground floor whilst there are 3 bedrooms and a modern shower room to the first floor.

Also benefitting from a well maintained rear garden, UPVC double glazing and gas central heating throughout, internal viewing is recommended to appreciate the scale and potential of the property on offer

The accommodation comprises

Entrance Hallway



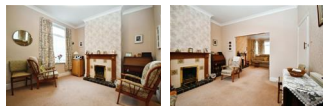
Covered storm porch to UPVC front door leading into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

Lounge 13'9 x 12' (4.19m x 3.66m)



UPVC bay window to front aspect, carpeted flooring, feature fireplace with inset gas fire and central heating radiator. Opens through to.....

Dining Room 11'4 x 12' (3.45m x 3.66m)



Continuation of carpeted flooring, UPVC window to rear aspect, feature fireplace with inset gas fire and under stair storage cupboard.

Kitchen 12'7 x 8'1 (3.84m x 2.46m)



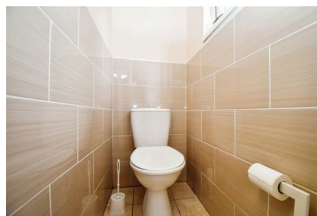
With a range of fitted wall, base and tower units, contrasting work surfaces and tiled splashbacks. Stainless steel sink with mixer taps over and space for free standing cooking appliance, fridge freezer and plumbing for automatic washing machine together with vinyl flooring and twin UPVC windows to rear aspect.

Utility Room 8'1 x 8'9 max (2.46m x 2.67m max)



With fitted wall and base units, contrasting work surfaces and space for further appliances. Vinyl flooring, UPVC window and door to rear and door to.....

Downstairs wc



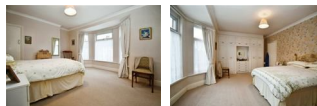
With low flush wc, tiled flooring, part tiled walls and UPVC window to rear.

First Floor Landing



Stairs from entrance hallway to split level first floor landing with carpeted flooring, electric heater and loft access hatch.

Bedroom One 13'9 x 17'6 (4.19m x 5.33m)



Spacious double bedroom with UPVC bay window to front aspect, fitted wardrobes, carpeted flooring, central heating radiator and built in storage cupboard.

Bedroom Two 11'4 x 12' (3.45m x 3.66m)



Second double bedroom with UPVC window to rear aspect, carpeted flooring, central heating radiator and built in cupboard space,

Bedroom Three 6'8 x 8'1 (2.03m x 2.46m)



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

Shower Room 5'7 x 5'1 (1.70m x 1.55m)



Modern shower room comprising tiled shower cubicle with glazed sliding door and electric shower, low flush wc and hand wash basin. Central heating radiator, vinyl flooring, tiled walls and UPVC window to rear.

Outside



To the front of the property is an enclosed courtyard and shared, gated passageway access to the rear of the property where there is a very well maintained rear garden laid mainly to lawn with patio and rear terrace seating area, well stocked borders, fencing to perimeters and storage shed.

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 - No

Flood Risk - Low

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

Broadband - Basic 11 Mbps, 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:

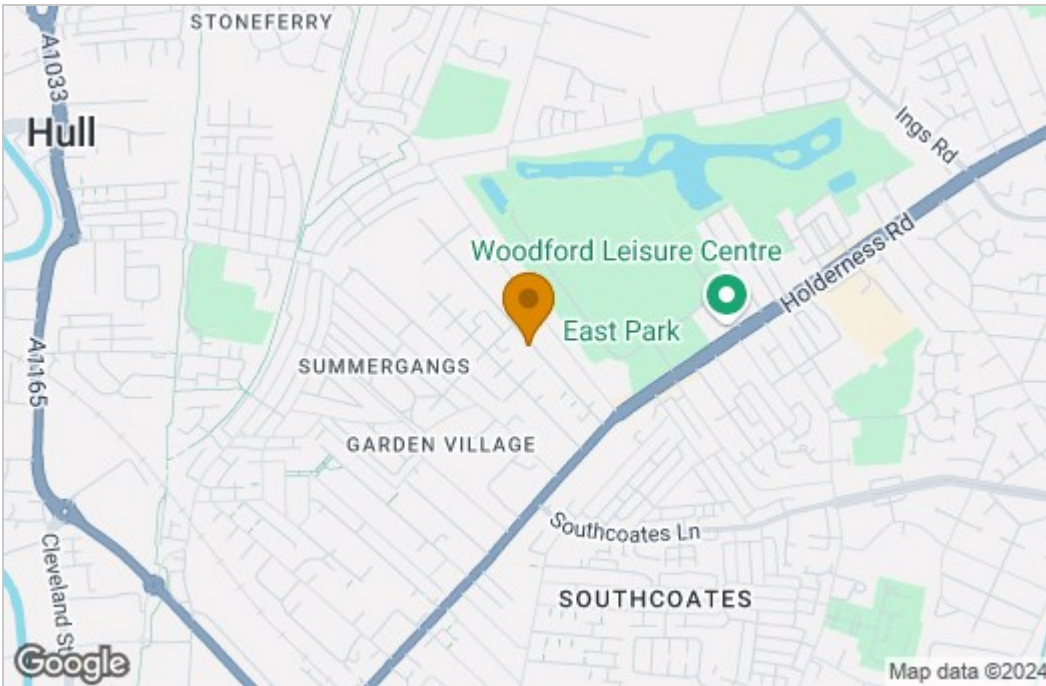
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

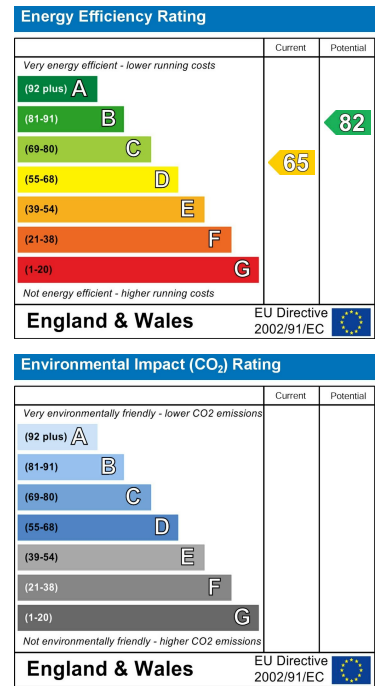


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.