

Whitakers

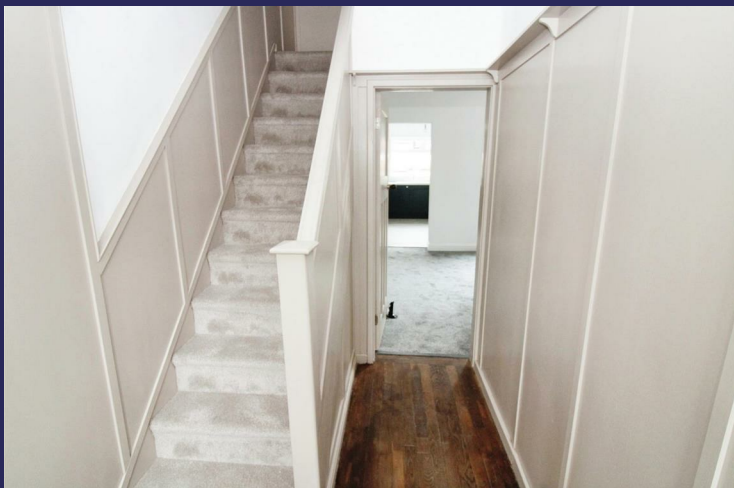
Estate Agents



74 Kelvin Street

, Hull, HU9 3EJ

Offers Around £175,000



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Entrance Hall

With staircase off, and a radiator.

Lounge

11'3" x 10'4" (3.45 x 3.15)

Plus a deep angled bay window to the front aspect and a radiator. French doors give access to:

Dining Room

11'3" x 16'8" (3.45 x 5.10)

Window to the rear aspect, a tall contemporary style radiator and useful under stairs storage cupboard. Opens to;

Fitted Kitchen

10'5" x 9'0" (3.20 x 2.75)

A lovely range of fitted floor, wall and larder units with soft impact closures having contrasting laminated preparation surfaces with an inset ceramic sink unit and mixer tap. Windows to rear and side aspects, attractive splash back tiling and integrated appliances include an electric oven, induction hob and a matching over head extractor canopy.

Landing

Giving access to:

Bedroom One

11'3" x 9'10" (3.45 x 3.00)

Plus a deep angled bay to the front aspect, a feature fire surround and a radiator

Bedroom Two

11'3" x 9'10" (3.45 x 3.00)

Window to the rear aspect and a radiator.

Bedroom Three

8'2" x 6'4" (2.50 x 1.95)

Window to the front aspect and a radiator

Bathroom

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. A large chrome heated towel rail, partially tiled walls and there is a "rain shower" unit over the bath with a shower screen to the bath side.

Outside

The property occupies an impressive plot with gardens to the front and rear.

Side Drive

Providing off street parking for a number of vehicles and there is a garage hard standing to the rear garden.

Council Tax

Hull City Council - Band B

Tenure

This property is Freehold

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

Tel: 01482 790970

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Standard 12 Mbps - 0.9 Mbps and Ultrafast 1000 Mbps - 990 Mbps

Coastal Erosion - No

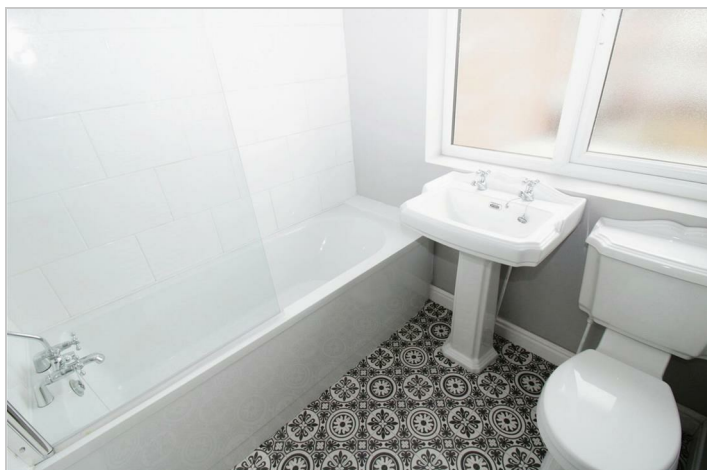
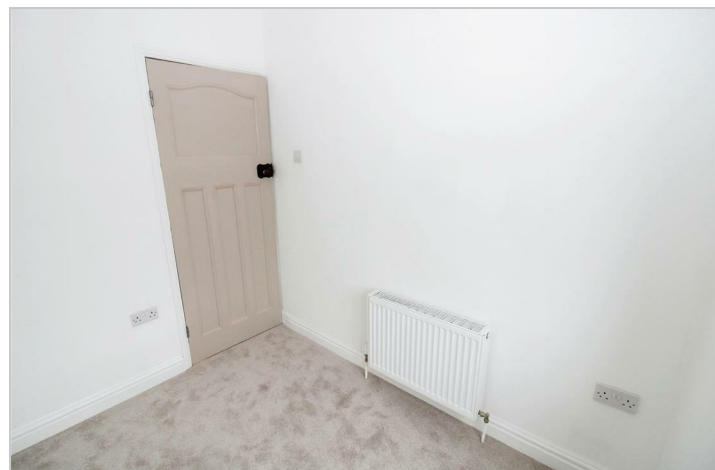
Coalfield or Mining Area -No

Planning - There are planning applications for properties within the vicinity they are not in connection with this property

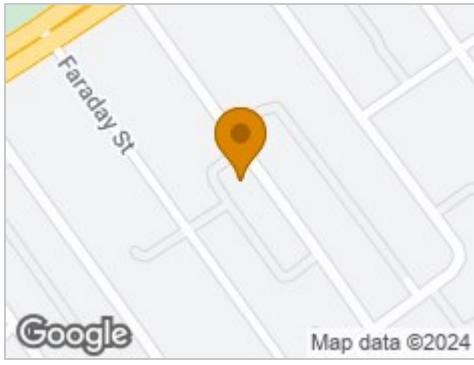
Whitakers Estate Agent Declaration:

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.



Road Map



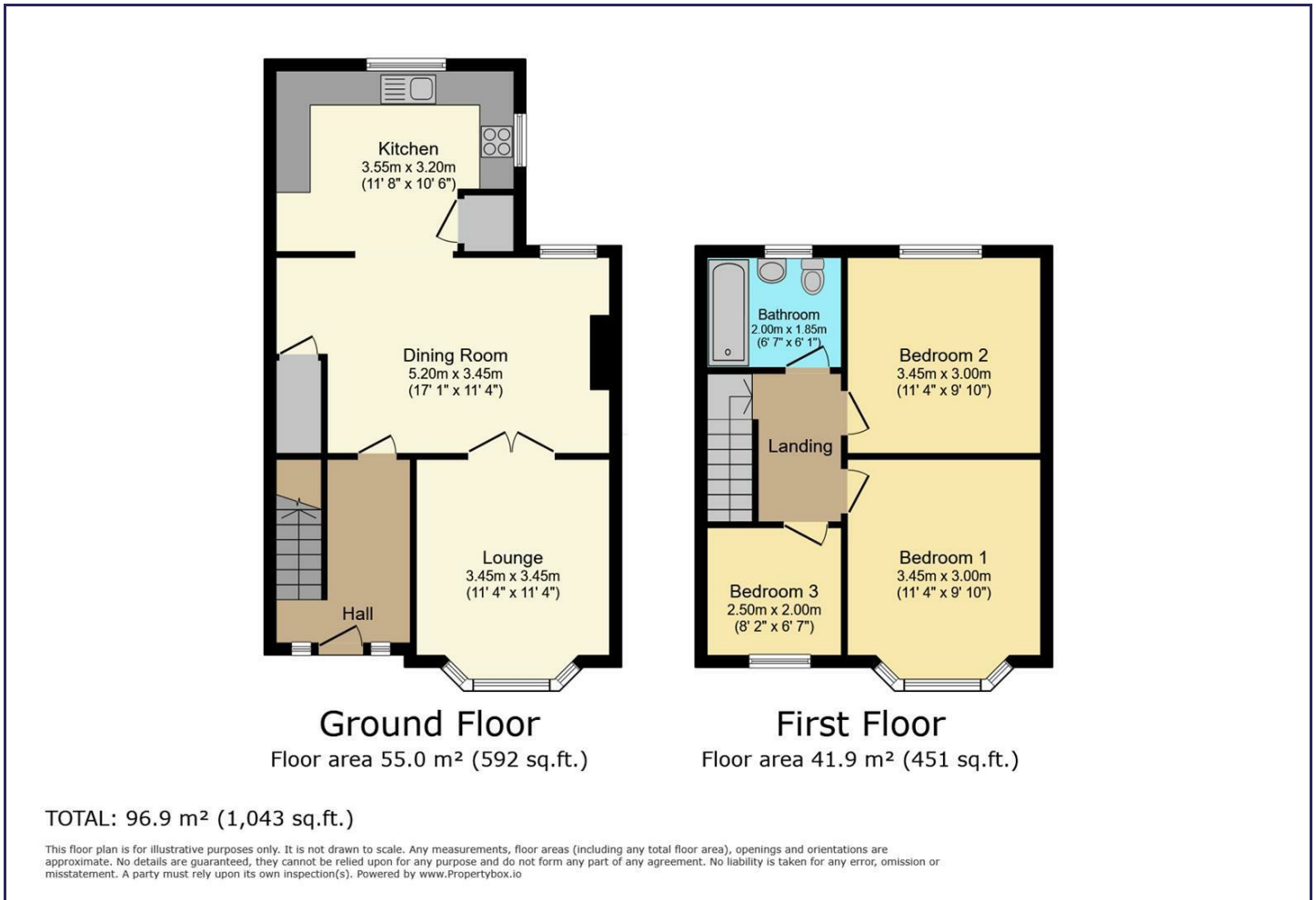
Hybrid Map



Terrain Map



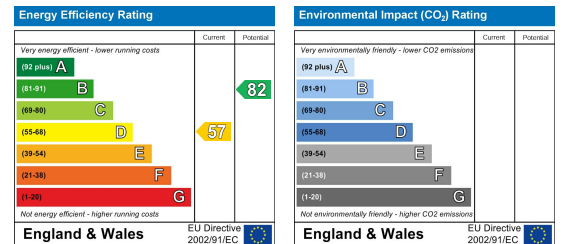
Floor Plan



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.