

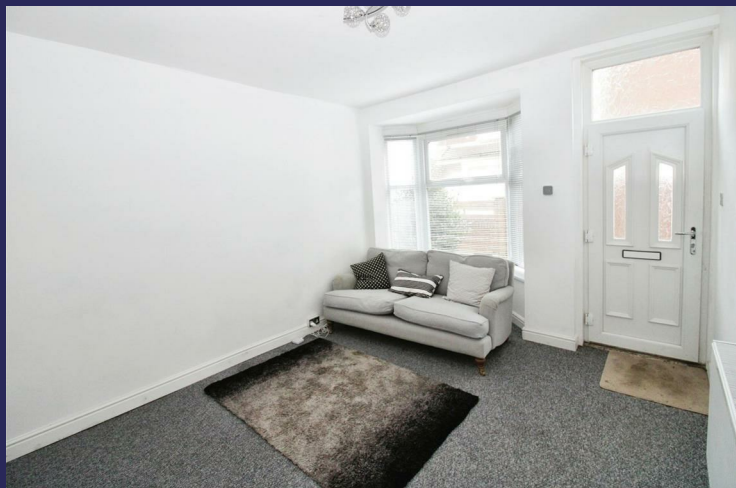
Whitakers

Estate Agents



17 Clarence Avenue , Delhi Street
, Hull, HU9 5QT

By Auction £50,000



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Lounge

10'11" x 12'4" (3.34 x 3.77)

Plus angled bay window to the front aspect and there is a radiator.

Kitchen

8'10" x 8'6" (2.71 x 2.61)

A good range of fitted floor and wall units with black gloss effect fronts and contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap. Staircase off with useful under stairs storage cupboard, window to the rear aspect, a radiator and integrated appliances include an electric oven, four ring electric hob and an over head filter canopy.

Bedroom One

10'11" x 8'1" (min) (3.33m x 2.46m (min))

Window to the front aspect, spotlights to the ceiling and a radiator

Bedroom Two

8'3" x 6'8" (2.52 x 2.04)

Window to the rear aspect, spotlights to the ceiling and a radiator.

Bathroom

5'5" x 5'3" (1.66 x 1.62)

A modern suite in white to comprise panelled bath, wash hand basin with a pedestal and a low level wc. spotlights to the ceiling, a chrome heated towel rail and a shower attachment over the bath.

Outside

There is a forecourt and to the rear an enclosed yard.

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.

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:

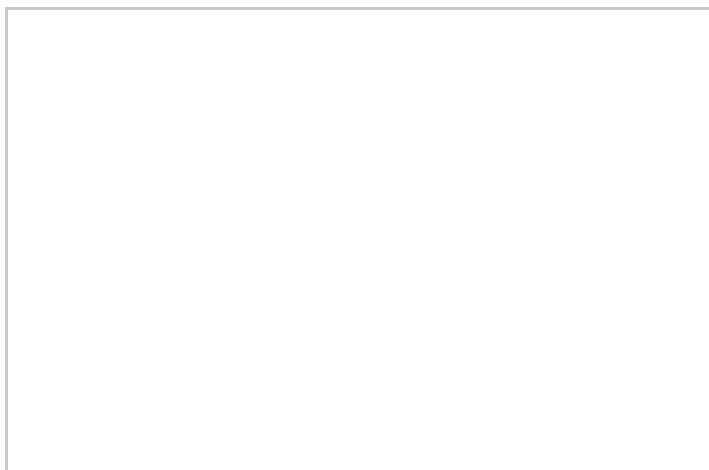
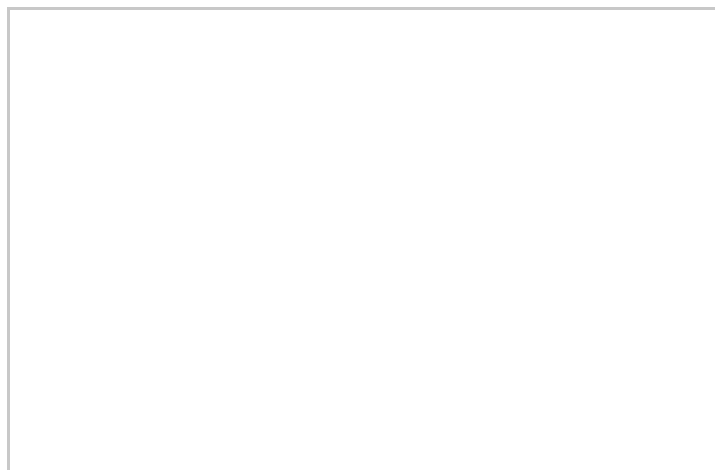
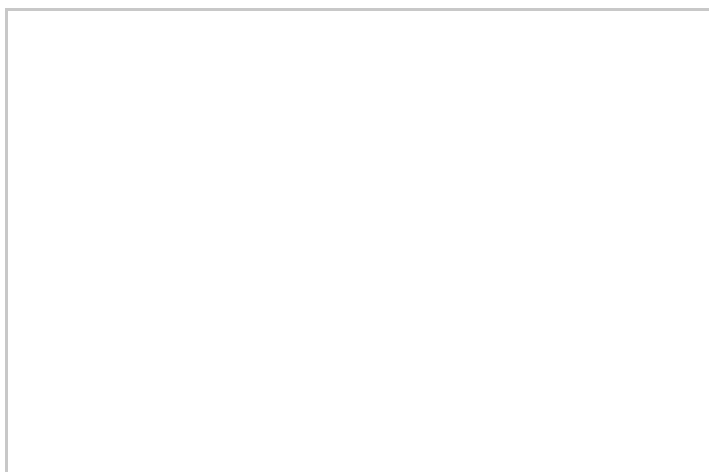
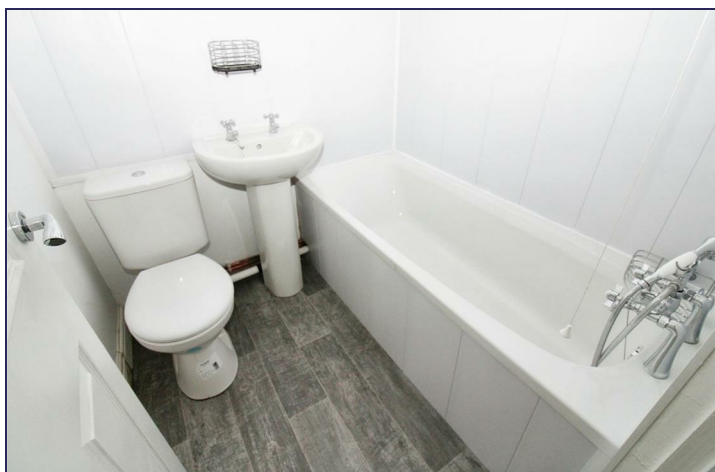
Construction - Brick under tiled roof
Conservation Area - No

Tel: 01482 790970

Flood Risk -No
Mobile Coverage/Signal - EE, Vodafone, O2
Broadband - Ultrafast 1000MBPS
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -Not applicable

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



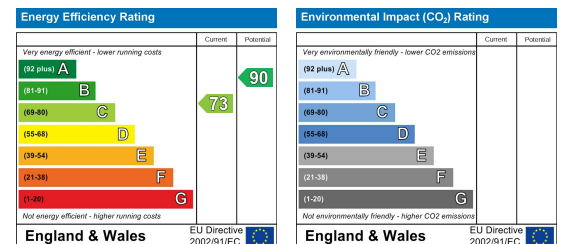
Floor Plan



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.