

# Whitakers

Estate Agents



**152 New Bridge Road, Hull, HU9 2NU**

**Offers Around £65,000**

In need of a programme of renovation and modernisation, this 2 bedroomed terraced house is available with NO ONWARD CHAIN!

Situated in a popular and convenient location, well situated for local shops, schools and amenities as well as being a short walk from East Park and its wealth of leisure facilities, the property offers spacious and flexible family accommodation.

Briefly comprising; entrance hallway, lounge, dining room, kitchen rear lobby and downstairs wc to the ground floor, there are 2 double bedrooms a store room and bathroom to the first floor with potential to convert to a third bedroom.

Also benefitting from an enclosed rear garden, gas central heating and majority UPVC glazing, the property would be ideal for Investors and viewing is advised!



## The Accommodation Comprises

### Entrance Hallway



UPVC door into entrance hallway with central heating radiator.

Lounge 13'4 x 11'11 (4.06m x 3.63m)



UPVC front bay window, central heating radiator and fireplace. Opens through to....

Dining Room 11'6 x 12'11 (3.51m x 3.94m)



UPVC window to rear, central heating radiator and under stair cupboard

Kitchen 9'6 x 10'2 (2.90m x 3.10m)



Wall and base units with contrasting work work surfaces, stainless steel sink unit, UPVC side widow and door to rear lobby

### Rear Lobby

With door to downstairs cloakroom and door into rear garden.

### Downstairs wc



With low flush wc and window to rear garden.

### First Floor Landing



Stairs from entrance hallway to first floor landing with loft access hatch

Bedroom One 11'6 x 14'1 (3.51m x 4.29m)



UPVC window to front aspect, fitted wardrobes and central heating radiator

Bedroom Two 11'6 x 10' (3.51m x 3.05m)



With UPVC window to rear aspect and central heating radiator.

Store room 6'3 x 10'2 (1.91m x 3.10m)



With UPVC window to side aspect and central heating radiator and doorway into

Bathroom 7' x 10'2 (2.13m x 3.10m)



UPVC window to rear aspect, panel bath, low flush wc and hand wash basin

Outside



To the front of the property is a small walled courtyard whilst to the rear is an enclosed yard with storage sheds and gate access to the rear.

Tenure  
Freehold

Council Tax  
Council Tax band A  
Kingston upon Hull City Council

EPC  
Awaited

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:

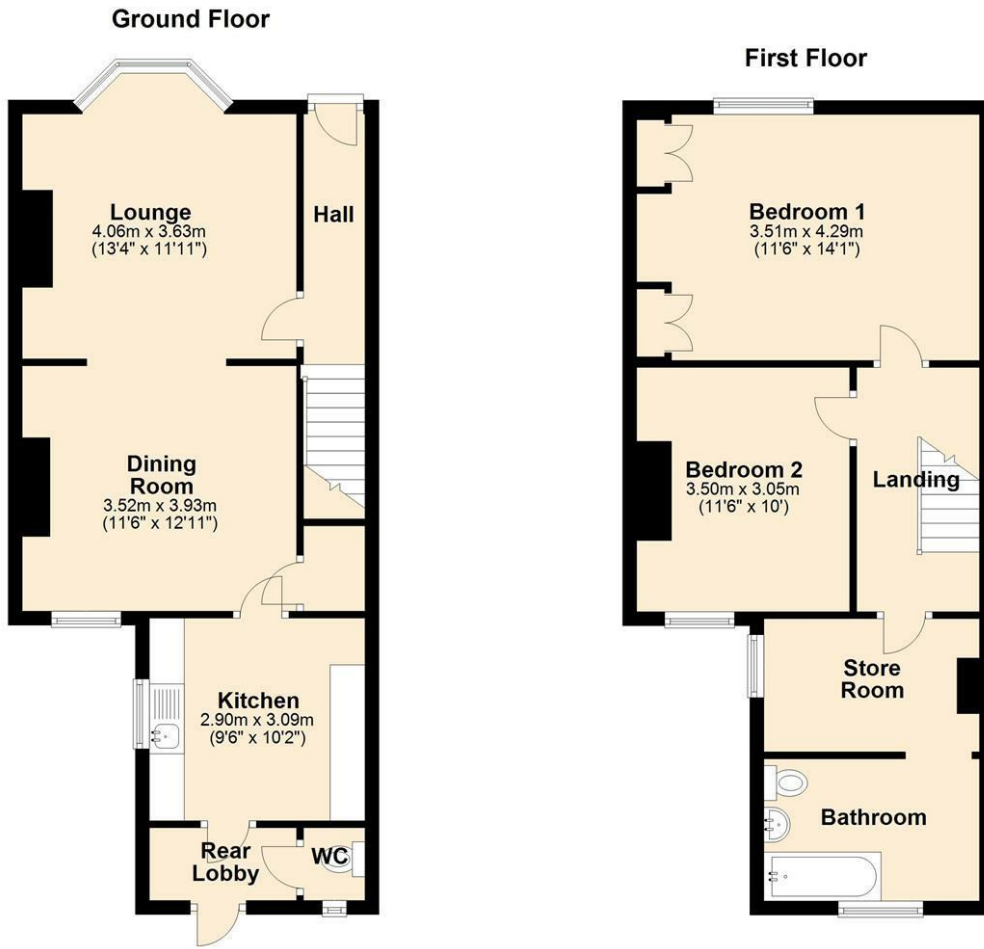
Construction - Brick/Tile  
Conservation Area - No  
Flood Risk - Medium  
Mobile Coverage/Signal - EE, Vodafone, Three, O2  
Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - Non specific to the property

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

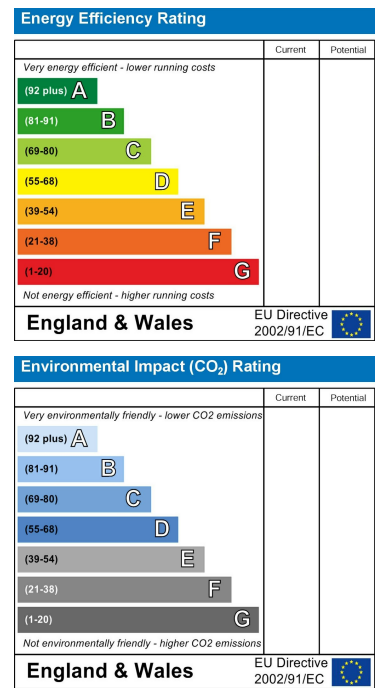


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.