

# Whitakers

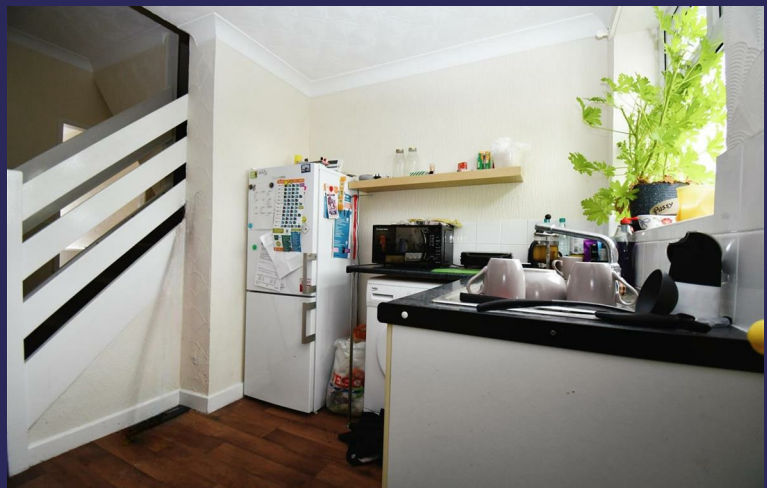
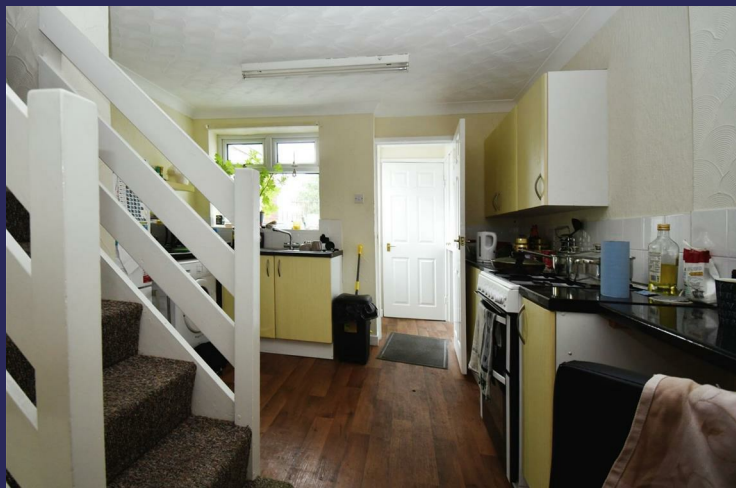
Estate Agents



10 Berkshire Street

, Hull, HU8 8TJ

Offers Around £65,000



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**ATTENTION INVESTORS!** Being sold with tenant in situ and currently achieving £5520 per annum gross rental, we are pleased to offer this 2 bedroom terraced property to the market.

Being ideally situated for local shops and amenities, the property briefly comprises, lounge, dining kitchen, rear lobby and bathroom to the ground floor whilst to the first floor there are 2 bedrooms.

Also benefiting from a rear yard, gas central heating and UPVC glazing, the property represents an excellent first investment or addition to existing portfolio.

#### Entrance

UPVC front door into lounge.

#### Lounge

13 x 12'2 (3.96m x 3.71m)

Laminate flooring, UPVC bay window and central heating radiator.

#### Kitchen

14'8 x 12'2 (4.47m x 3.71m)

Fitted wall and base units, contrasting work surfaces and tiled splashbacks. Stainless steel sink, space for free standing cooker, plumbing for automatic washing machine, space for free standing fridge freezer, laminate flooring, breakfast bar and UPVC window to rear. Stairs lead up to first floor bedrooms.

#### Rear lobby

Laminate flooring and UPVC door to rear yard.

#### Bathroom

7' x 4'5 (2.13m x 1.35m)

Bath with shower over and fitted shower screen. Low flush wc, hand wash basin, laminate flooring and UPVC window to side aspect.

#### First floor landing

Stairs from kitchen/diner to first floor

#### Bedroom One

12'2 x 9'3 (3.71m x 2.82m)

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

#### Bedroom Two

10'1 x 9'3 (3.07m x 2.82m)

With carpeted flooring, central heating radiator, loft access, storage cupboard housing combi boiler and UPVC window to rear aspect.

#### Outside

there is a small walled courtyard to the front whilst to the rear there is a paved yard area.

#### 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

Tel: 01482 790970

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.

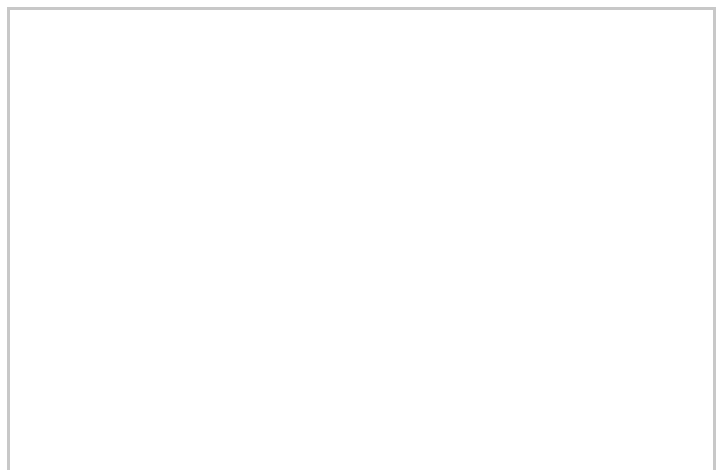
**Whitakers Estate Agent Declaration:**

Whitakers Estate Agents for themselves and for the

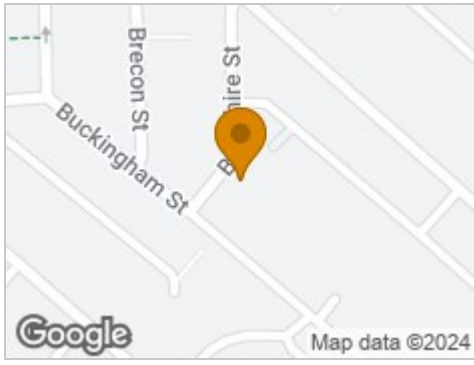
lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty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

**Vendor Declaration**

The seller's of this property have never seen this property, therefore it is being sold as seen



## Road Map



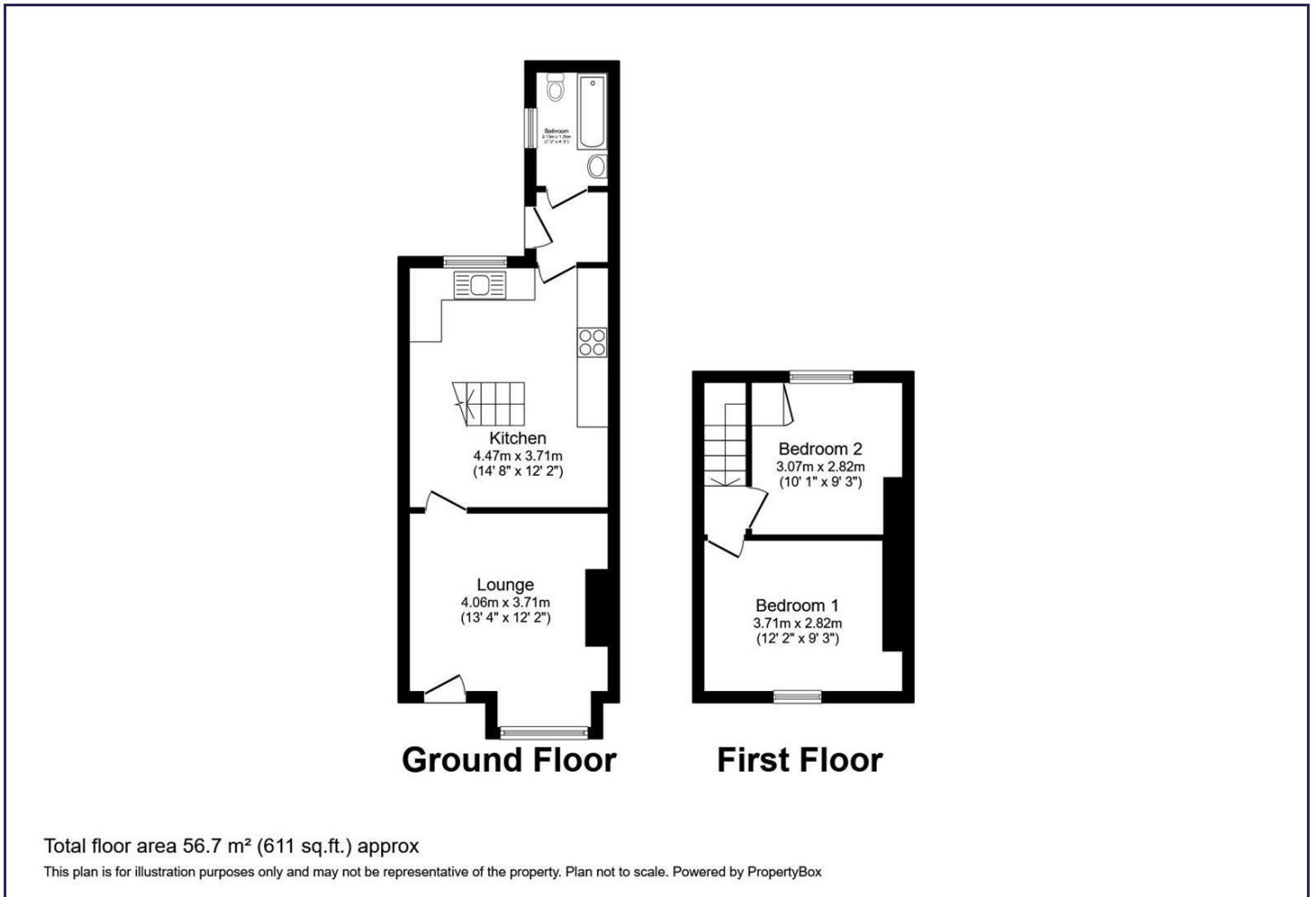
## Hybrid Map



## Terrain Map



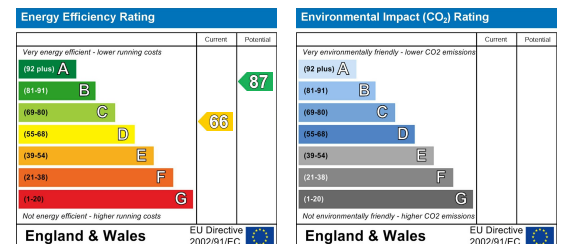
## Floor Plan



## 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.