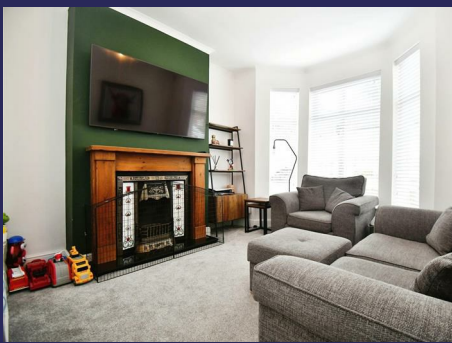


# Whitakers

Estate Agents



## 8 Newcomen Street, Hull, HU9 3BA

**Guide Price £150,000**

\*\*\*\*\*GUIDE PRICE £150-160,000\*\*\*\*\*

Whitakers are delighted to bring this outstanding 3 bedroom terraced family home to the market!

Situated in a popular and convenient residential location, ideally placed for the shops and amenities of Holderness Road as well as being within walking distance of East Park and the wealth of leisure facilities available, the property would be ideal for first time buyers and families alike.

Having been immaculately maintained by the current owners and in "move-in" condition, the property briefly comprises; entrance hallway, lounge, dining room, kitchen and conservatory to the ground floor whilst there are 3 bedrooms and a family bathroom to the first floor.

Also benefitting from a low maintenance enclosed rear garden, gas central heating and UPVC double glazing, internal viewing is highly recommended!

## The Accommodation Comprises

### Entrance Hall



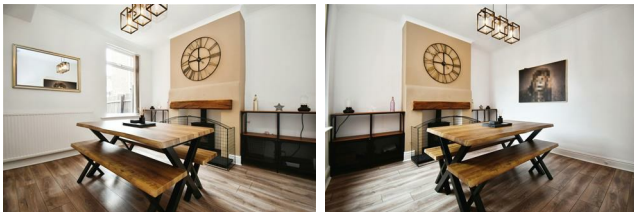
UPVC entrance door into hallway with laminate flooring, central heating radiator and carpeted staircase to first floor.

### Lounge 11' x 11'9 (3.35m x 3.58m)



With walk-in UPVC front bay window, carpeted flooring, central heating radiator and feature fire surround with inset gas living flame fire

### Dining Room 12' x 11'9 (3.66m x 3.58m)



Spacious dining room with UPVC window to rear aspect, laminate flooring, feature fireplace with log burner, central heating radiator and a UPVC double glazed window. Door leads to the useful under stairs storage cupboard.

### Kitchen 12'6 x 9'1 (3.81m x 2.77m)



With a range of high gloss fitted wall and base units with contrasting work surfaces and splash backs and work surface lighting. Integrated four ring gas hob with a chimney style extractor over and single electric oven below. Inset composite

kitchen sink, space for fridge freezer and plumbing for an automatic washing machine and family sized dishwasher. Vinyl flooring, central heating radiator and a UPVC double glazed window. Door leads to...

### Conservatory 9'1 x 8'1 (2.77m x 2.46m)



Glazed conservatory currently configured as a bar with a tiled floor and double doors into the garden.

### First Floor Landing



Stairs from entrance hallway to split level landing with carpeted flooring and loft access hatch.

### Bedroom One 13'1 x 15'3 (3.99m x 4.65m)



UPVC walk in bay window, carpeted flooring and central heating radiator.

### Bedroom Two 12' x 9'9 (3.66m x 2.97m)



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

### Bedroom Three 6'5 x 9'1 (1.96m x 2.77m)



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

### Bathroom 5'6 x 6' (1.68m x 1.83m)



Modern fitted bathroom with matching three piece suite comprising panelled bath with mains shower over and a fixed shower screen. Low level flush W.C and a pedestal wash basin. Fully tiled walls and flooring, chrome ladder style towel rail and extractor fan.

### Outside



To the front of the property is a walled courtyard style garden with gate access whilst to the rear is a low maintenance paved garden with fencing to perimeters and gate access to rear ten foot.

### Tenure

The property is Freehold

### Council Tax

Council Tax Band B

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 - Low

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

Broadband - Standard 5 Mbps 0.9 Mbps

Ultrafast 1000 Mbps 1000 Mbps

Coastal Erosion - No

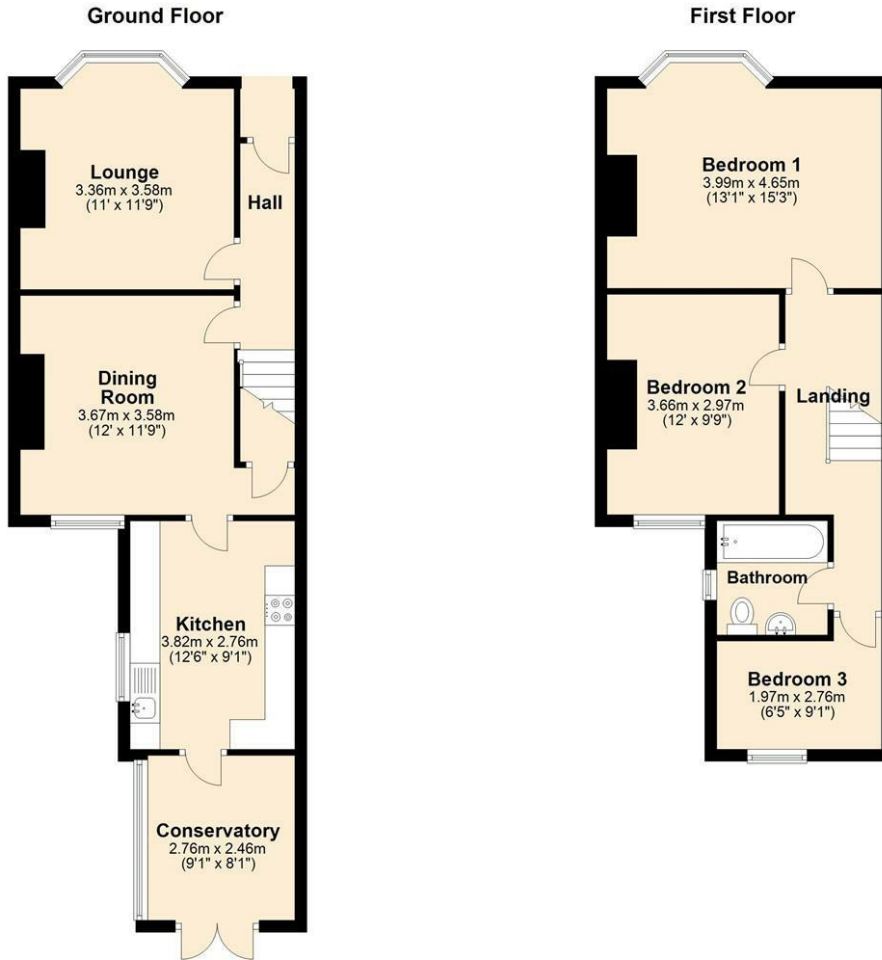
Coalfield or Mining Area - No

Planning - None 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

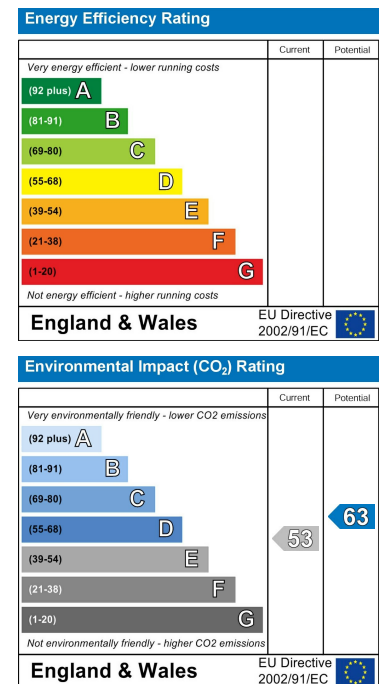


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.