

Whitakers

Estate Agents



6 Strathcona Villas, Hull, HU9 5RF

Offers Around £55,000

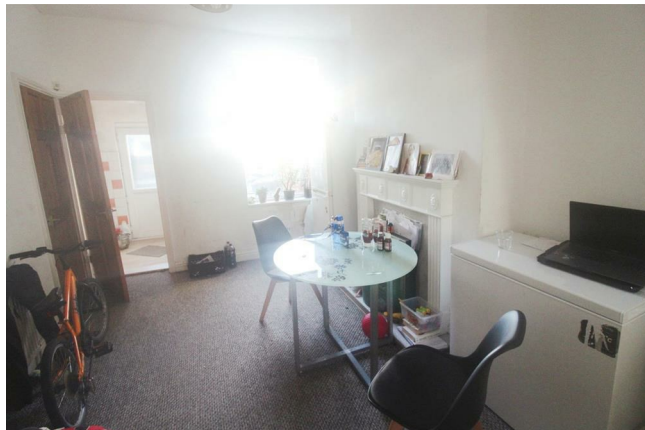
Located to the east of the city, this traditional style mid terrace house will interest the investor with an eye on the lettings market. The accommodation comprises entrance hall, through lounge and dining area, kitchen, two bedrooms and a first floor bathroom and has gas central heating to radiators and double glazing. With a small front garden and an enclosed rear yard, the property represents an interesting investment opportunity and further enquiries regarding the tenant in situ are welcome.

Storm Porch

Entrance Hall

Laminate flooring, radiator and staircase off.

Lounge 10'4" x 10'2" (3.15 x 3.10)



Plus angled bay window to the front aspect, a radiator and opens to;

Dining Area 11'7" x 10'2" (3.55 x 3.10)

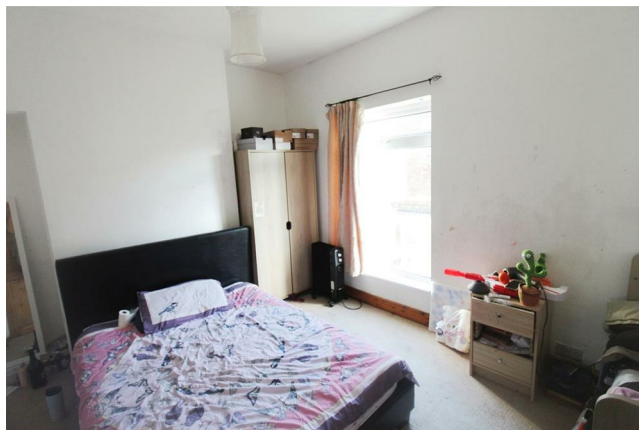
Window to the rear aspect, a radiator, useful under stairs storage cupboard and an Adam style fire surround with marble effect back and hearth.

Kitchen 7'10" x 6'2" (2.40 x 1.90)



Window to the side aspect and rear door to the yard. Fitted floor and wall units with work surfaces having a stainless steel sink unit with mixer tap. Partially tiled walls and plumbing for an automatic washing machine.

Bedroom One 13'3" x 10'4" (max) (4.05 x 3.15 (max))



Window to the front aspect and a radiator.

Bedroom Two 11'7" x 8'6" (max) (3.55 x 2.60 (max))



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. Partially tiled walls, a radiator and there is an electric shower unit over the bath.

Outside

There is a small front garden and an enclosed rear yard.

Council Tax
Hull City Council - band A

Tenure
This property is a freehold

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.

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.

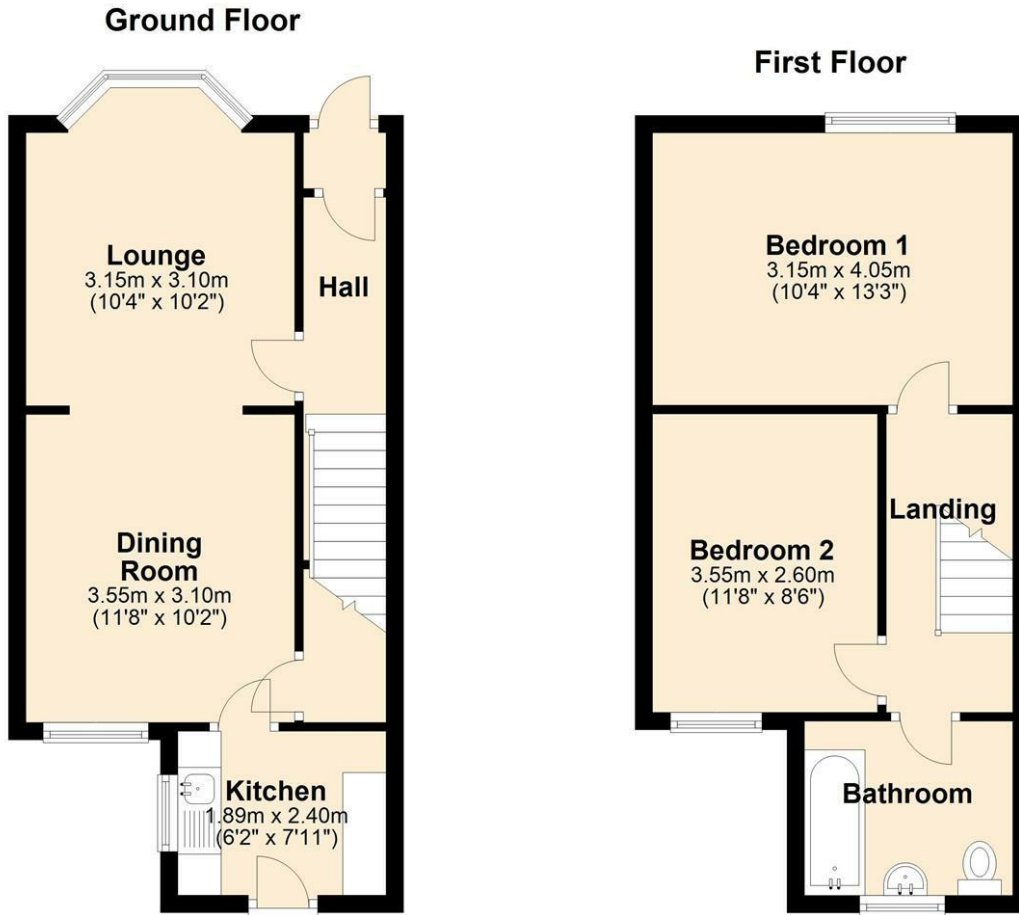
Whitakers Estate Agent Declaration:

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.

Material Information:

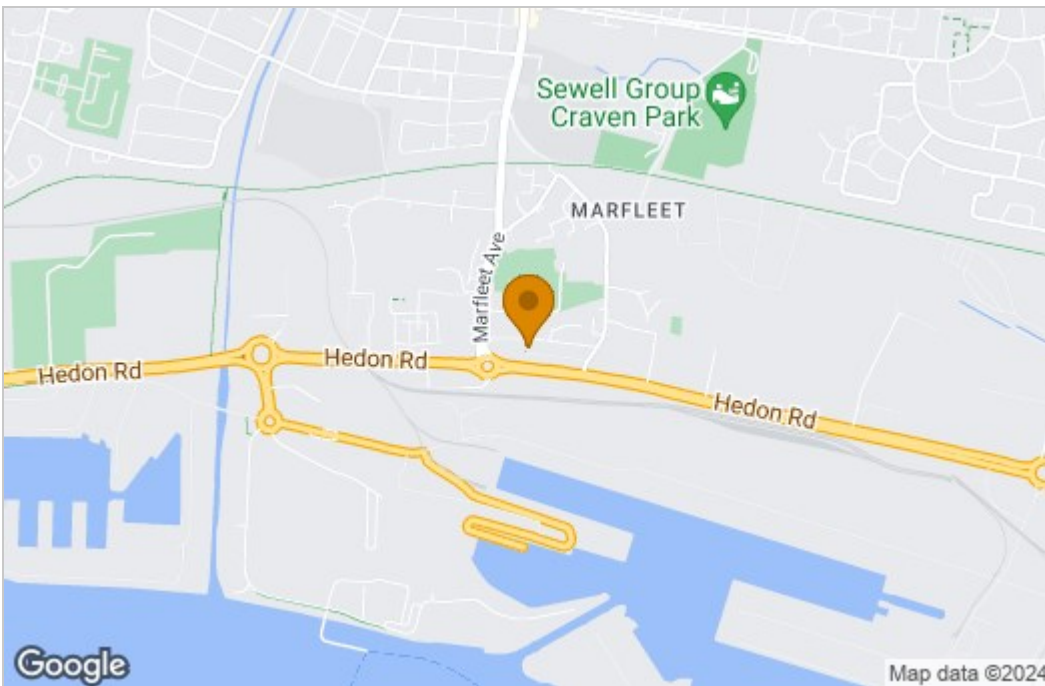
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone and O2
Broadband - Basic 6 Mbps Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A
Planning - No applications

Floor Plan

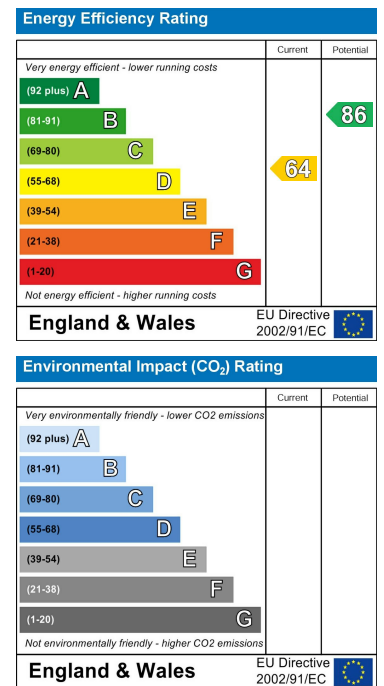


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.