

# Whitakers

Estate Agents



## 60 Jalland Street, Hull, HU8 8RB

**Offers Around £99,950**

This deceptively spacious 3 bedroomed terraced property is available to purchase with NO ONWARD CHAIN.

Situated in a very popular residential area off Holderness Road, ideally positioned for local shops, schools and amenities as well as being a short walk from East Park and the array of leisure facilities available, the property offers an outstanding opportunity for a discerning buyer to put their own stamp on a versatile and flexible family home in a sought after location.

Briefly comprising; entrance hall, through lounge/dining room, breakfast room, kitchen, downstairs wc and wrap round conservatory to the ground floor, there are 3 generously sized bedrooms and a family bathroom to the first floor.

Also benefitting from a private, enclosed rear garden, gas central heating and UPVC double glazing, the property needs to be viewed to appreciate the scale and potential of the accommodation on offer!

## The Accommodation Comprises

### Front Porch

UPVC door into porch with door into.....

### Entrance Hallway



Spacious entrance hallway with carpeted flooring, central heating radiator and stairs rising to first floor with under stair storage cupboards.

Through Lounge/Dining Room 28'2 x 12'3 (8.59m x 3.73m)



28 ft through lounge/dining room with UPVC windows to front and rear aspect. Ornate character fireplace in lounge housing gas fire and wall mounted gas fire to dining area, central heating radiators, carpeted flooring and ceiling coving.

Breakfast Room 11'11 x 10' (3.63m x 3.05m)



Spacious breakfast area with laminate flooring and fireplace with tiled hearth and gas stove, UPVC window to side aspect and glazed panel to dining room. Opens through into.....

Kitchen 18' x 10' (5.49m x 3.05m)



With a range of fitted wall and base units, contrasting work surfaces and splash-backs. 4 ring Gas hob, mid level electric oven, stainless steel inset sink. Plumbing for automatic washing

machine, tiled flooring, UPVC windows to side aspect and roof window

### Downstairs WC

With low flush wc and window.

Conservatory 25' x 20' (7.62m x 6.10m)

Wrap round conservatory with patio doors into enclosed courtyard and further patio doors into rear garden.

### First Floor Landing

Stairs from entrance hallway to split level landing with storage cupboards and loft access hatch.

Bedroom One 14'4 x 13'9 (4.37m x 4.19m)



With laminate flooring, UPVC window to rear aspect and central heating radiator together with a single tiled shower cubicle.

Bedroom Two 13'6 x 10'11 (4.11m x 3.33m)



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

Bedroom Three 10'1 x 8'5 (3.07m x 2.57m)



With UPVC window to front aspect and central heating radiator.

### Bathroom 12' x 10' (3.66m x 3.05m)



Spacious bathroom with 4 piece suite comprising panel bath, low flush wc, hand wash basin and single shower cubicle with mains shower, Built in cupboards, heated towel rail and UPVC window to rear aspect.

### Outside



To the front of the property is an enclosed walled courtyard style garden with wrought iron gates and a UPVC door which gives access to the passageway to the rear of the property. The passageway leads to an enclosed courtyard with access into the conservatory via patio doors whilst to the rear of the property is an enclosed mature garden with artificial lawn, pond and mature plants, trees and shrubs together with a timber shed.

### 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 -

Flood Risk - Low

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

Broadband - Basic 13 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

### Whitakers Estate Agent Declaration:

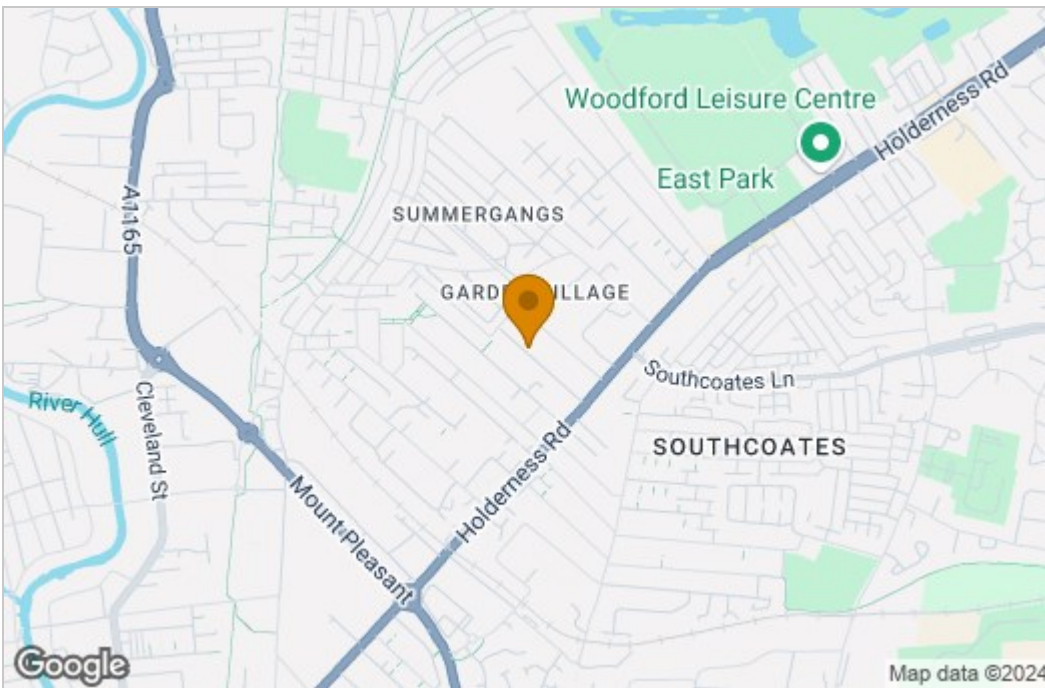
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# Floor Plan

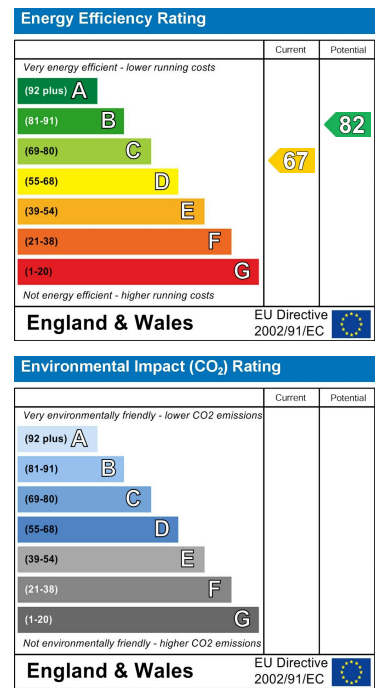


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.