

Whitakers

Estate Agents



36 Newcomen Street, Hull, HU9 3BA

Asking Price £155,000

This recently refurbished 3 bedroom terraced property is available with NO ONWARD CHAIN.

Ideally situated in a most popular area, close to the shops and amenities of Holderness Road as well as being just a short stroll from ever popular East Park with its range of leisure facilities, the property would be ideal for first time buyers, families and investors alike!

Having undergone a programme of refurbishment by the current owners to include newly fitted kitchen, bathroom and downstairs wc, freshly installed central heating system and new floorings throughout, the property is presented in "move-in" condition!

Briefly comprising; entrance hallway, lounge, dining room, kitchen, utility area and downstairs cloakroom to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefitting from a generously sized rear garden with gated off road parking together with gas central heating and uPVC glazing throughout, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Covered front porch with uPVC Entrance door into carpeted hallway with central heating radiator and stairs to first floor.

Lounge 13'5 x 12'1 (4.09m x 3.68m)



With uPVC front bay window, carpeted flooring and central heating radiator. Opens through into....

Dining Room 12' x 12'1 (3.66m x 3.68m)



Continuation of carpeted flooring, uPVC window to rear aspect, central heating radiator and storage cupboards.

Kitchen 13'3 x 7'11 (4.04m x 2.41m)



Newly fitted kitchen with a range of contemporary grey wall and base units, contrasting work surfaces and tiled splash backs. 4 ring halogen

hob with extractor over and electric fan oven below, composite 1 1/2 bowl sink drainer with mixer taps over. Space for under counter appliance/washing machine, vinyl flooring, built in cupboard and uPVC window to side aspect. Internal door into....

Utility Area 5'8" x 9'4" (1.74 x 2.86)



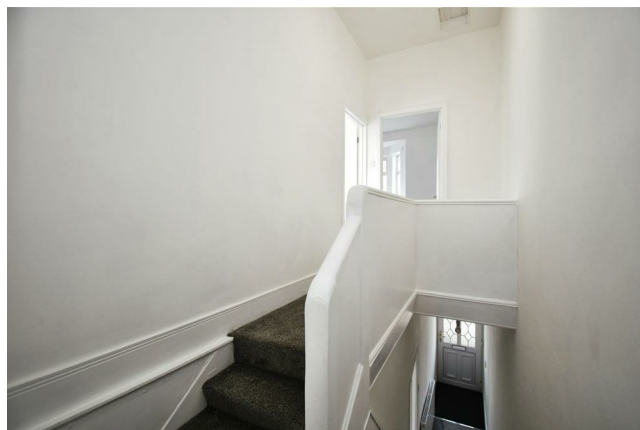
With vinyl flooring, plumbing for washing machine, uPVC window and door to rear garden and internal door into....

Downstairs Cloakroom



With low flush wc, and vanity hand wash basin.

First Floor Landing



Stairs from entrance hall to stepped landing with carpeted flooring and loft access hatch.

Bedroom One 11'1 x 14'4 (3.38m x 4.37m)



With uPVC front bay window, carpeted flooring, central heating radiator and built in cupboard

Bedroom Two 12'1 x 10' (3.68m x 3.05m)



With uPVC window to rear aspect, carpeted flooring, central heating radiator and newly installed wall mounted combi-boiler.

Bedroom Three 8'1 x 9'3 (2.46m x 2.82m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator

Bathroom 6'0" x 4'8" (1.83 x 1.44)



Newly fitted bathroom comprising panel bath with rain fall mains shower over and fitted shower

screen, concealed cistern low flush wc and hand wash basin housed in vanity unit. Chrome heated towel rail, vinyl flooring, panelled walls and uPVC window to side aspect.

Outside



To the front of the property is a small wrought iron fenced courtyard whilst to the rear there is a generously sized garden laid to lawn with paved seating areas and perimeter timber fencing. To the rear of the garden are timber double gates giving access to the off road parking area which is laid to aggregate, whilst separate gate gives additional pedestrian access.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

New 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, Vodafone, Three, O2

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

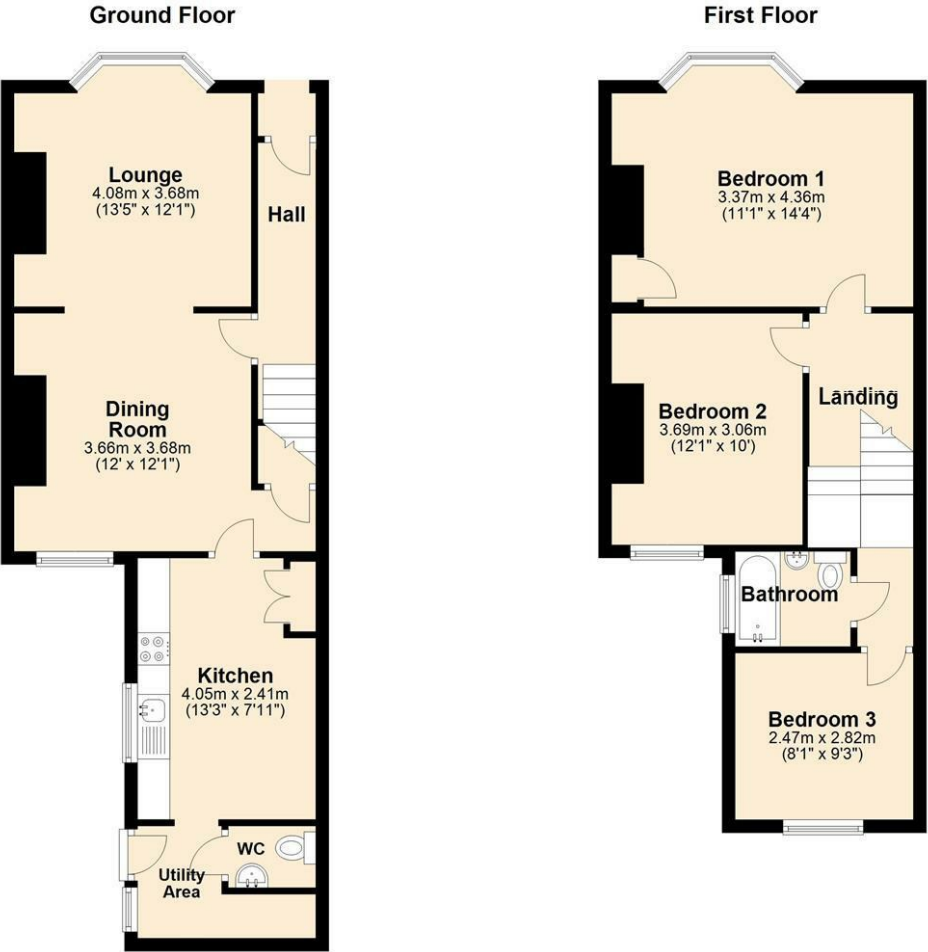
Coalfield or Mining Area - No

Planning - None specific to the property

Whitakers Estate Agent Declaration:

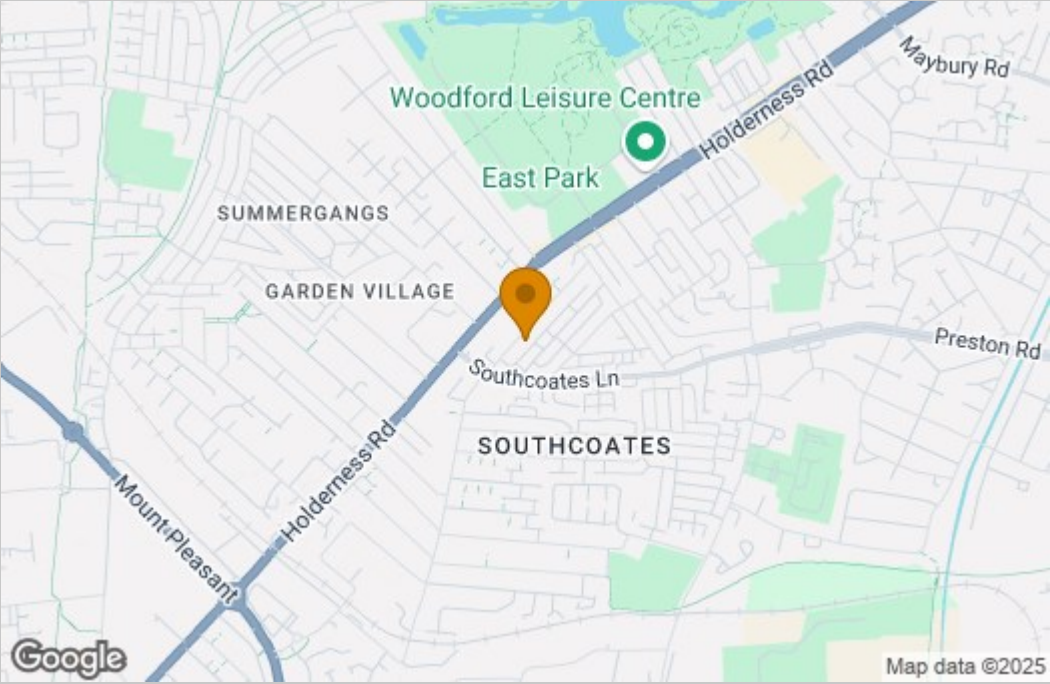
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Floor Plan

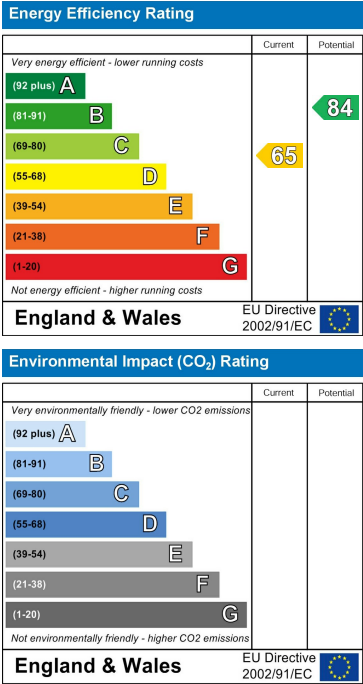


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.