

Whitakers

Estate Agents



9 Holtby Close, Hull, HU9 4AZ

Offers In The Region Of £90,000

This lovely 2 bedroom end terraced property is available to purchase with NO ONWARD CHAIN!

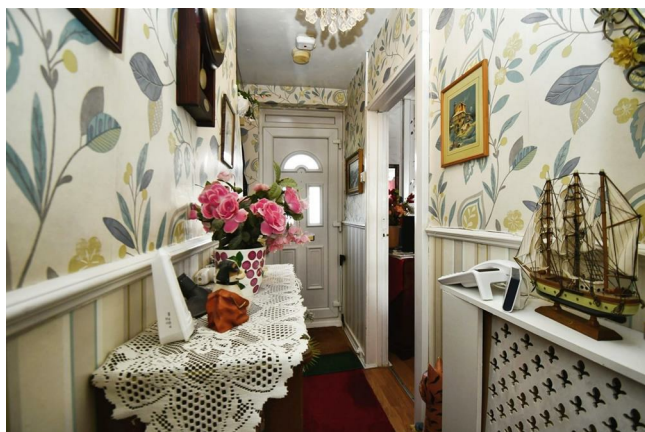
Situated at the foot of a peaceful walkway, well positioned for local shops, schools and amenities, this well presented home really does offer an outstanding opportunity for the discerning buyer to put their own stamp on a property in a most popular and sought after area.

Being an ideal first purchase or investment, the property briefly comprises; entrance hallway, through lounge/dining room, kitchen and rear lobby to the ground floor whilst to the first floor there are 2 double bedrooms, a shower room and separate wc.

Also benefitting from front and rear gardens, gas central heating and uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



uPVC door into entrance hallway with laminate flooring, central heating radiator and under stair cupboard with stairs to first floor.

Through Lounge/Dining Room 20'6 x 11'6 max
(6.25m x 3.51m max)



With uPVC bow window to front aspect and uPVC window to rear aspect, laminate flooring, central heating radiator and fire place with inset electric fire.

Kitchen 9'8 x 8'11 (2.95m x 2.72m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. Stainless steel sink/drain, space for electric cooker, central heating radiator, laminate flooring, internal door into hallway, uPVC window to rear aspect and uPVC entrance door into....

Rear Lobby



With uPVC wide windows and uPVC door into rear garden, internal door leads into.....

Utility Area 7'6 x 5'9 (2.29m x 1.75m)

Brick built Utility/Storage room with uPVC window to rear and electric supply and lighting.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and uPVC side window.

Bedroom One 9'3 x 15'1 (2.82m x 4.60m)



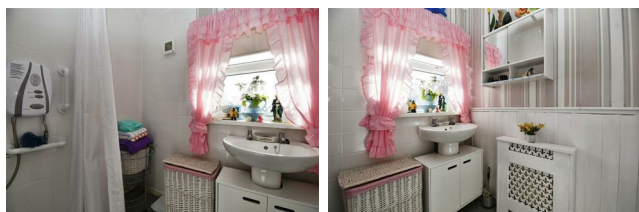
With two uPVC windows to front aspect, central heating radiator, carpeted flooring and built in storage cupboard.

Bedroom Two 11' x 9'6 (3.35m x 2.90m)



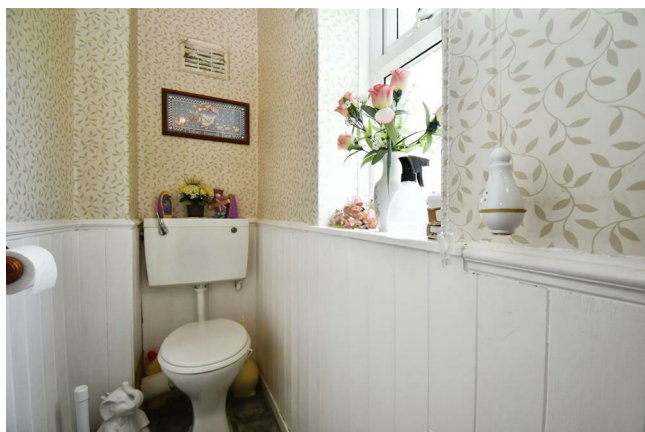
With uPVC window to rear aspect, central heating radiator and carpeted flooring.

Bathroom 5'7 x 5'8 (1.70m x 1.73m)



Walk in shower area with wall mounted electric shower and vanity hand wash basin. Wall tiling to water sensitive areas, central heating radiator and uPVC window to rear aspect.

Separate WC



Low flush wc, half panelled walls and uPVC window to side aspect.

Outside



The property sits at the foot of a pedestrian walkway and to the front is a lovely mature garden laid mainly to lawn with mature plants and bushes and wrought iron fencing and hedging to

perimeters. To the rear of the property is an enclosed low maintenance garden with paved patio areas, storage shed and fencing to perimeters.

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 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 - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

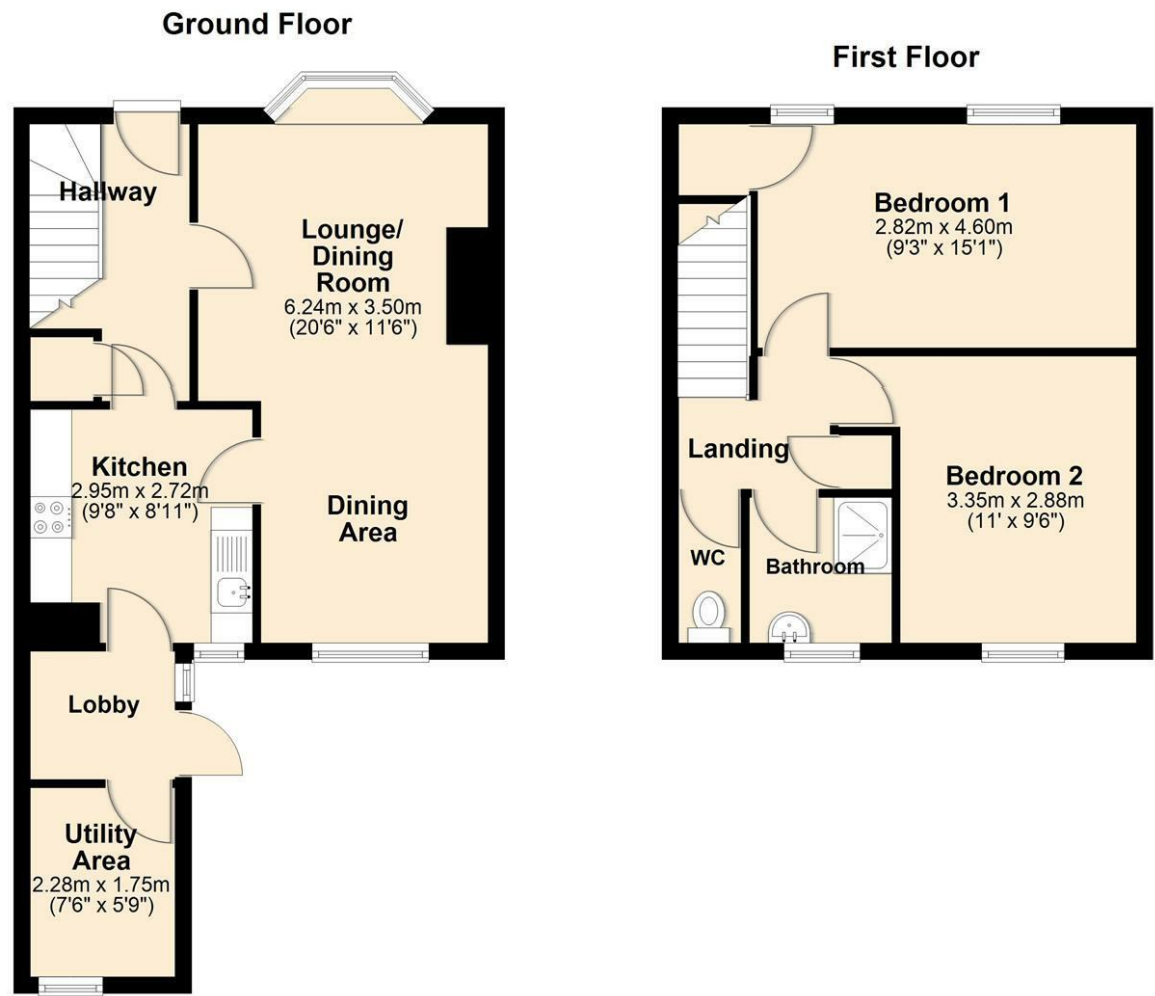
Planning - No

Whitakers Estate Agent Declaration:

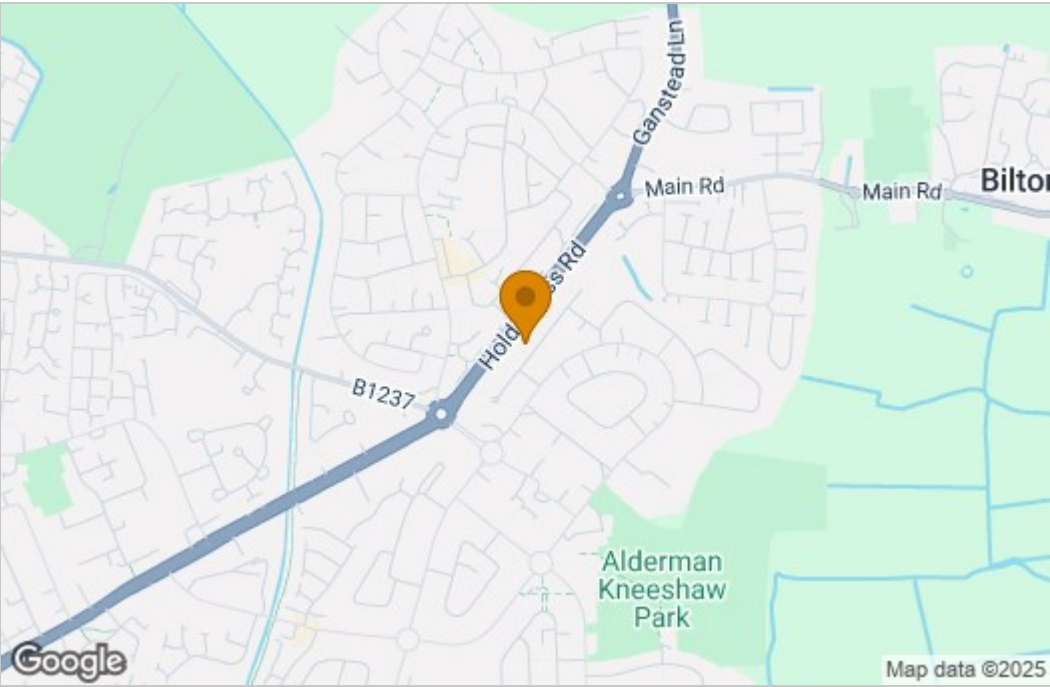
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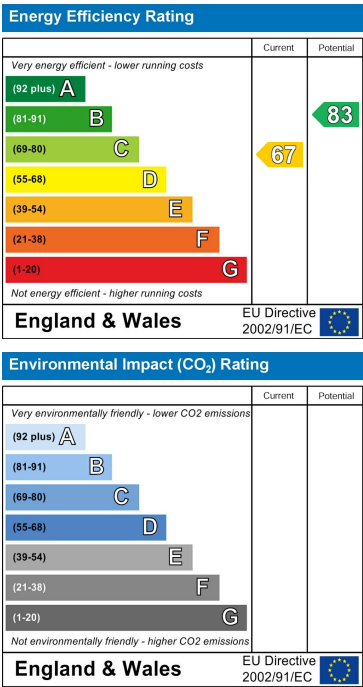
Floor Plan



Area Map



Energy Efficiency Graph



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