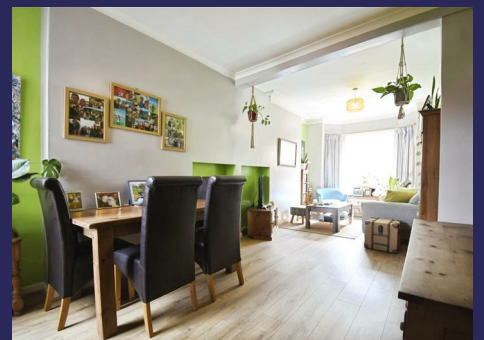


Whitakers

Estate Agents



9 Chaucer Street, Hull, HU8 8NA

£125,000

Whitakers are delighted to bring this charming and spacious 2 bedroom terraced home to the market!

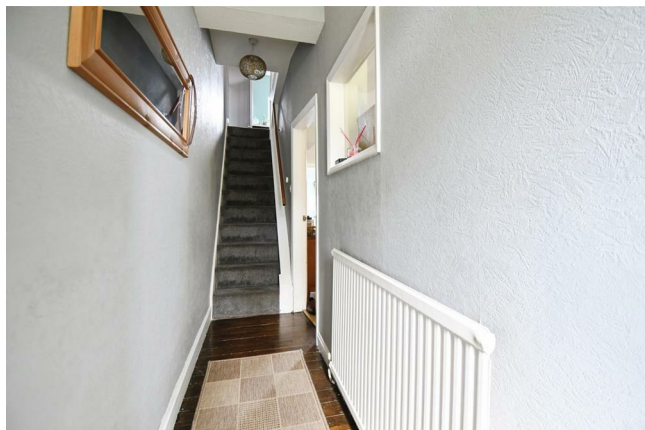
Immaculately maintained and improved by the current owner, the property is ideally located for the local shops and amenities of Holderness Road as well as being close to highly regarded Primary and secondary schools and just a short walk from East Park and its wealth of leisure facilities!

Stylishly and tastefully presented throughout, the property briefly comprises; entrance hall, through lounge/dining room, kitchen, utility area, rear lobby and downstairs w/c to the ground floor whilst to the first floor there are two double bedrooms and a modern family bathroom.

Having the additional benefit of front and rear gardens together with gas central heating and uPVC glazing throughout, internal viewing is recommended to fully appreciate the standard and scale of accommodation available!

The Accommodation Comprises

Entrance Hallway



Covered porch with uPVC front door into entrance hallway with wooden flooring, central heating radiator and stairs to first floor. Door leads into.....

Through Lounge/Dining Room 23'3 x 10'8 (7.09m x 3.25m)



With uPVC bay window to the front, laminate flooring throughout, central heating radiators, under stair cupboard and uPVC window to the rear.

Kitchen 11'6 x 9'4 (3.51m x 2.84m)



With a range of fitted wall and base units, contrasting work surface & tiled splash backs. Electric oven, halogen hob with extractor hood and stainless steel sink units with chrome mixer taps over. Plumbing for automatic washing machine, central heating radiator, uPVC window to side and vinyl flooring, extending into...

Utility Area 6'4 max x 9'4 (1.93m max x 2.84m)

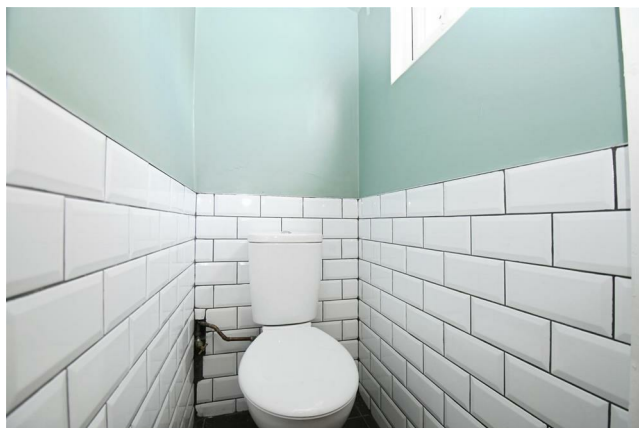


Fitted base units with contrasting work surfaces and tiled splash backs, uPVC window to side and door into....

Rear Lobby 5'8 x 3'8 (1.73m x 1.12m)

With vinyl flooring, uPVC door to rear garden and internal door into...

Downstairs Cloakroom



With low flush wc, half tiled walls and uPVC window to rear

First Floor Landing



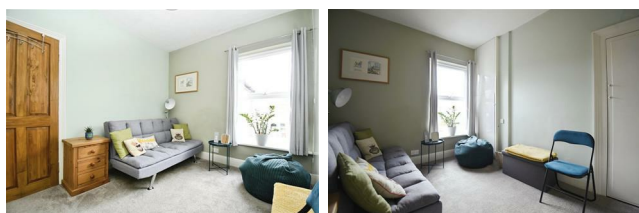
Stairs from entrance hallway to first floor landing with carpeted flooring

Bedroom One 11'4 x 15'9 (3.45m x 4.80m)



uPVC Bay window to front aspect, carpeted flooring and central heating radiator

Bedroom Two 11'2 x 10'5 (3.40m x 3.18m)



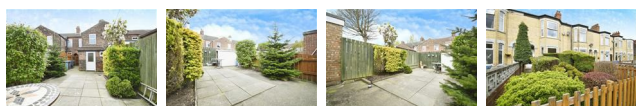
uPVC window to rear aspect, carpeted flooring, two built in cupboards and central heating radiator.

Bathroom 11'5 x 9'3 (3.48m x 2.82m)



Shaped bath with electric shower over and fitted shower screen, low flush wc and pedestal hand wash basin. Part tiled walls, vinyl flooring, central heating radiator, built in storage cupboard and two uPVC windows.

Outside



To the front of the property is a spacious fenced garden with an array of mature bushes and shrubs whilst a shared side passageway leads to the rear of the property where there is a low maintenance enclosed garden with paved seating areas, storage shed and perimeter fencing.

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 1500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

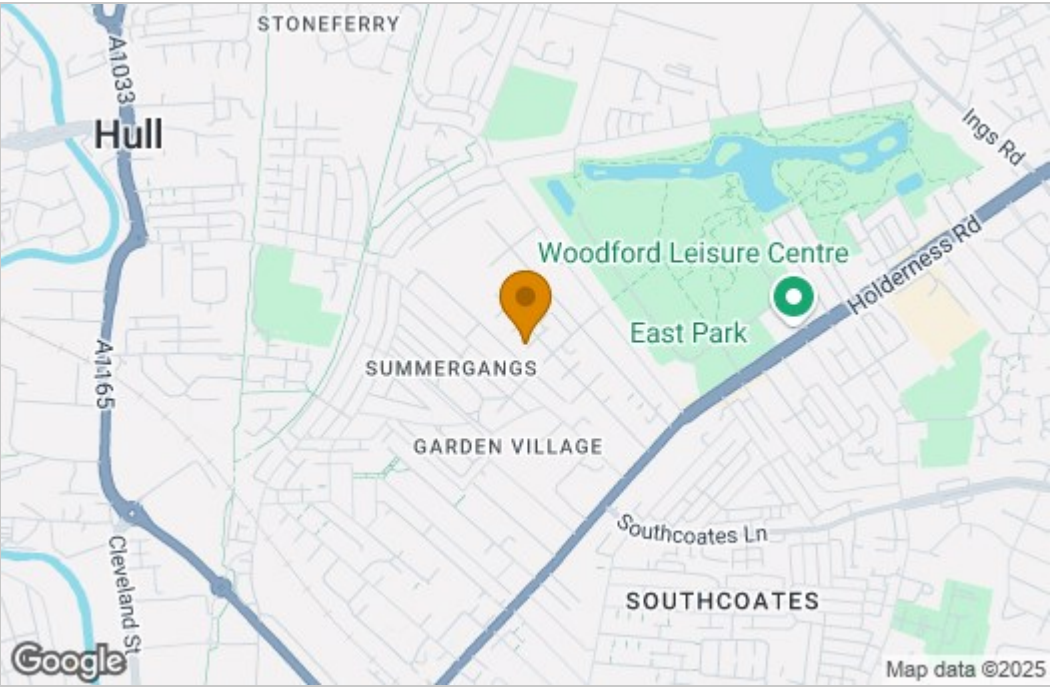
Whitakers Estate Agent Declaration:

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.

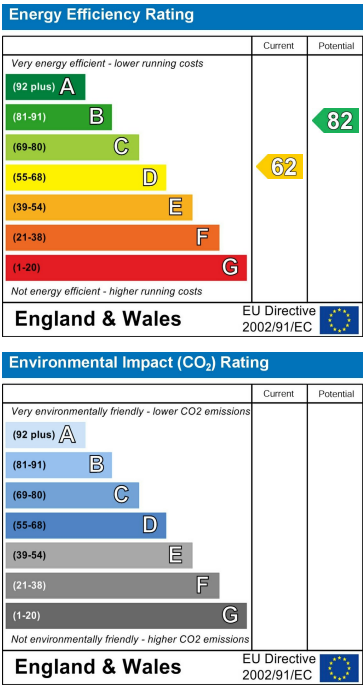
Floor Plan



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.