

Whitakers

Estate Agents



638 Hotham Road South, Hull, HU5 5LE

£112,000

No Onward Chain!

This neat and tidy two bed property is offered to the market with no onward chain, situated in a prime residential location, well served by a host of amenities and enjoys access to great local schools making this a really popular choice for first time buyers and young families.

The main features include - entrance, open plan lounge / diner, fitted kitchen and useful ground floor W.C. The first floor boasts two good bedrooms along with the family bathroom suite.

Externally to the front is a low maintenance garden mainly laid to gravel stone, the rear garden is also enclosed to the boundary and mainly laid to lawn.

Early viewings are advised.

The Accommodation comprises

Ground Floor

Entrance Hall

UPVC double glazed door, central heating radiator and laminate flooring. Leading to:

Lounge / Dining Area 20'2" x 13'8" (6.17 x 4.17)



Lounge UPVC double glazed window, central heating radiator, electric fire with marbled inset and hearth and carpeted flooring.

Dining area - UPVC double glazed window, central heating radiator, under stairs storage cupboard and carpeted flooring.

Kitchen 7'5" x 8'5" (2.28 x 2.59)



UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

Rear Lobby

UPVC double glazed door and central heating radiator.

W.C.

UPVC double glazed window, central heating radiator, partly tiled .

Landing

With access to the loft hatch and leading to:

Bedroom One 11'6" x 13'11" (3.53 x 4.26)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Two 8'0" x 9'3" (2.46 x 2.84)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas and fitted with a two piece suite comprising panelled bath and pedestal sink.

External



Externally to the front is a low maintenance garden mainly laid to gravel stone, the rear garden is also enclosed to the boundary and mainly laid to lawn.

Tenure

Tenureship Freehold

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Council Tax band - A

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - ADSL Under 24Mbps / Superfast 24-100Mbps / Ultrafast 100-999Mbps / Gigabit 1000Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 sale 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.

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

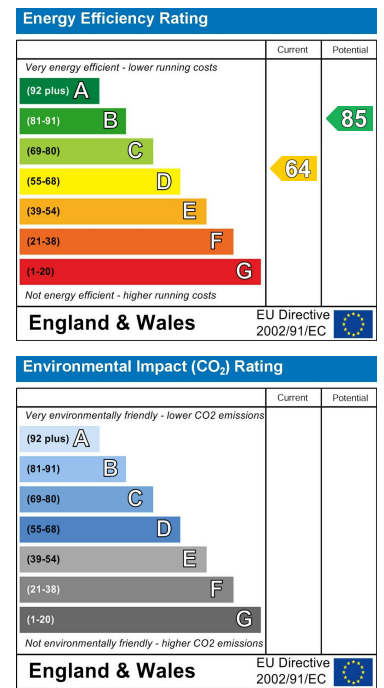


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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