

Whitakers

Estate Agents



560 Hotham Road South, Hull, HU5 5RN

£113,950

Introducing this traditional mid-terrace style property which has recently been subject to some enhancements throughout, and is offered to the market with NO ONWARD CHAIN.

The main features include - entrance lobby, spacious lounge and fitted kitchen to the ground level. A fixed staircase ascends to the first floor which boasts a master bedroom, good second bedroom and well-appointed shower room.

Externally to the front aspect, the plot is gravelled and enclosed by a combination of wooden and wrought iron fencing. The rear garden is partly laid to lawn with patio and gravelled seating areas. A gate in the boundary fencing opens to the ten-foot and the residence benefits from having an outside tap.

Taken together, the accommodation on offer is ideal for a first time buyer wanting to make their initial step onto the property ladder, or a young family seeking a starter home. Alternatively, an investor looking to increase their portfolio may also wish to arrange a viewing.

The accommodation comprises

Front external



Externally to the front aspect, the plot is gravelled and enclosed by a combination of wooden and wrought iron fencing.

Ground floor

Entrance hall

UPVC double glazed entrance door with side window, central heating radiator and carpeted flooring. Leading to :

Lounge 13'3" x 10'10" (4.05 x 3.32)



Two UPVC double glazed windows, central heating radiator, fireplace, under stairs storage cupboard and carpeted flooring.

Kitchen 6'7" x 13'9" (2.01 x 4.21)



UPVC double glazed rear door, UPVC double glazed window, Lino flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback panelling above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above.

First floor

Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 6'4" x 13'10" (1.94 x 4.23)



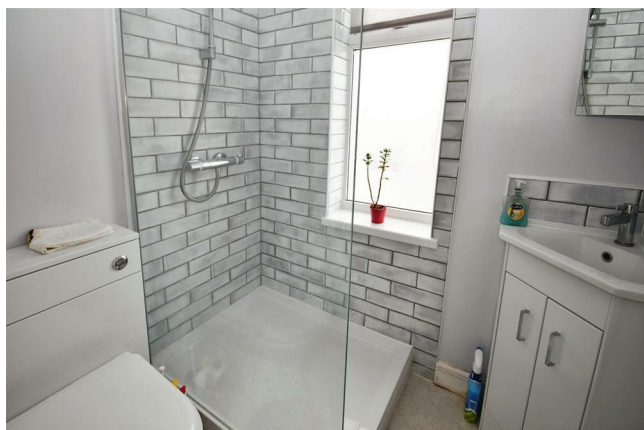
Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bedroom two 9'6" x 7'10" (2.92 x 2.41)



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

Shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is partly laid to lawn with patio and gravelled seating areas. A gate in the boundary fencing opens to the ten-foot and the residence benefits from having an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030350056005

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

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.

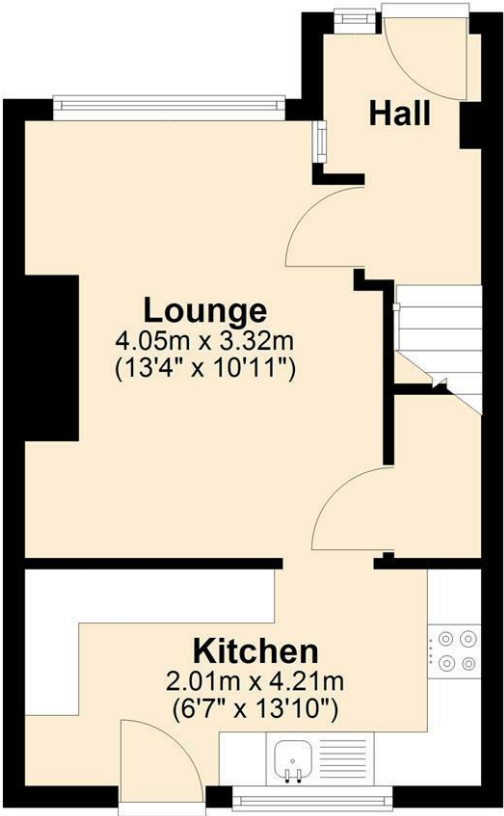
Whitakers Estate Agent Declaration

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

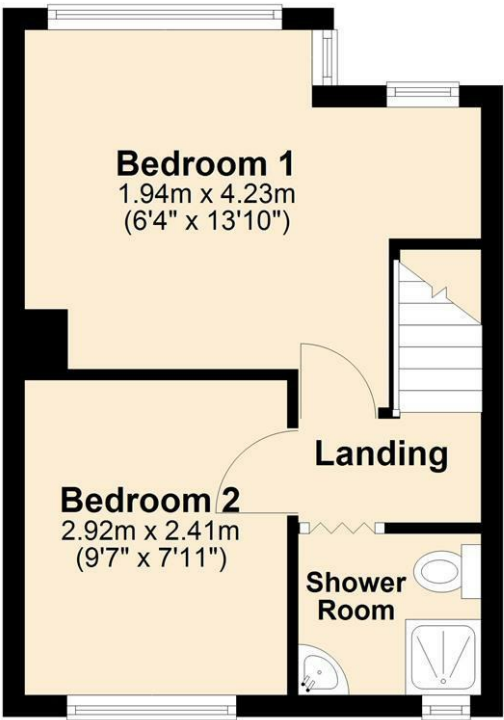
Ground Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



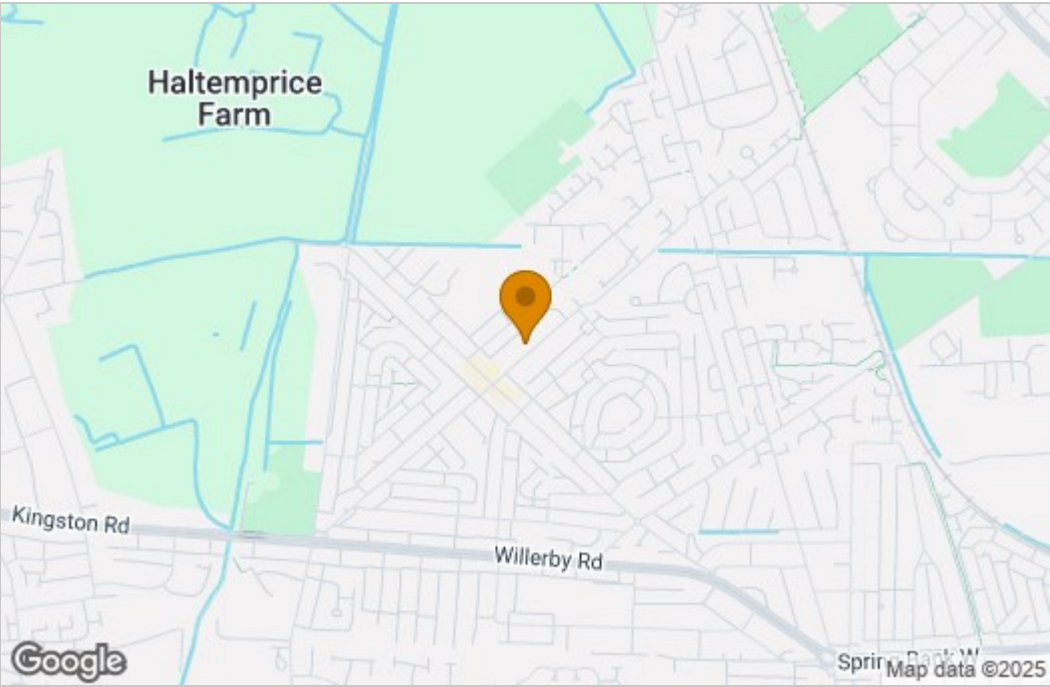
First Floor

Approx. 24.9 sq. metres (267.6 sq. feet)

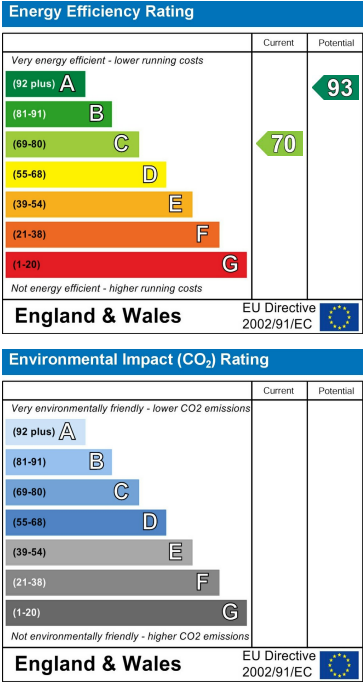


Total area: approx. 54.7 sq. metres (588.9 sq. feet)

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.