

# Whitakers

Estate Agents



4 Thorn Leigh, Bean Street

, Hull, HU3 2PN

£90,000





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## No Onward Chain!

This neat and tidy two bedroom semi detached property is offered to the market with no onward chain, situated down a modern cul de sac located just off Anlaby Road, well placed to access the Hospital and boasts great transport links close by.

The main features include - entrance, fitted kitchen and spacious lounge / diner with French doors that open out to the garden. The first floor boasts two good bedrooms (both fitted ) together with the well appointed family bathroom suite.

Externally to the front is a low maintenance garden mainly laid to gravel / stone, and to the rear of the property is an enclosed garden mainly laid to lawn.

This property would make an ideal first step onto the ladder or will also work well as a Buy to Let property servicing the Hospital staff.

## Accommodation Comprises

### Entrance

Double glazed front door.

### Hallway

Radiator and laminate flooring.

### Lounge / Diner

13'5" x 12'8" (4.11 x 3.87 )

UPVC double glazed window and French doors. Wall mounted electric fire, radiator and laminate flooring.

### Kitchen

11'1" x 6'3" (3.39 x 1.91)

UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with hood over, sink unit with mixer tap and tiled flooring.

### Landing

UPVC double glazed window and loft hatch.

### Bedroom One

11'5" x 9'4" (3.49 x 2.87)

UPVC double glazed window , fitted wardrobe, storage over the stairs and radiator.

### Bedroom Two

11'5" x 7'3" (3.48 x 2.21)

UPVC double glazed window, fitted wardrobe and desk, radiator.

### Bathroom

UPVC double glazed window, panelled bath, low flush WC, pedestal sink unit , tiled floors and wall.

### Externally

Externally to the front is a low maintenance garden mainly laid to gravel / stone, and to the rear of the property is an enclosed garden mainly laid to lawn.

### Tenure

Property is freehold.

### Council Tax Band

Council Tax Band A

### Material Information

Construction - Standard

Conservation Area - No

Tel: 01482 657657

Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 6 Mbps / Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### Additional products and services

Whitakers 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.

#### Disclaimer

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.



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#### Sales 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.

Road Map



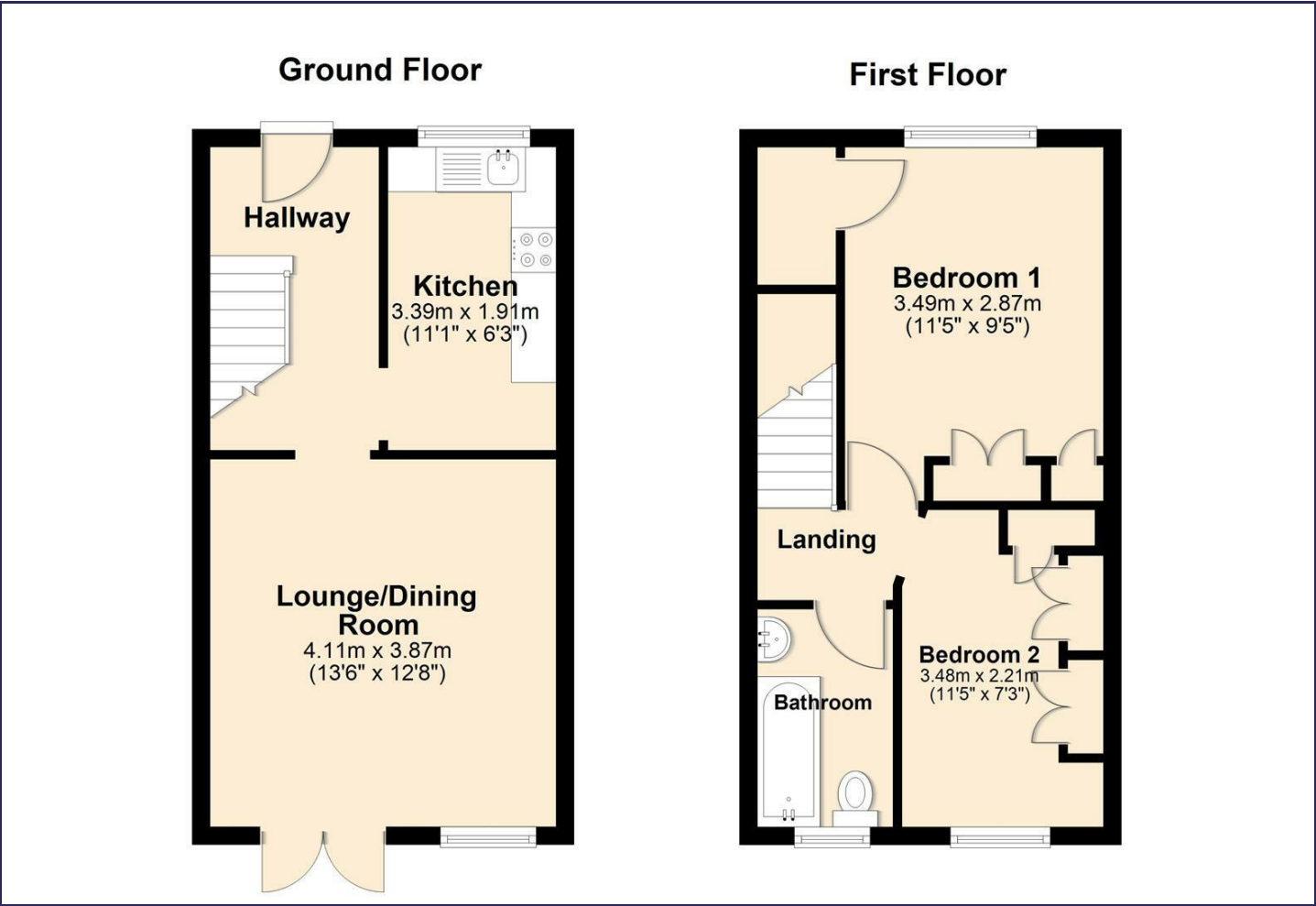
Hybrid Map



Terrain Map



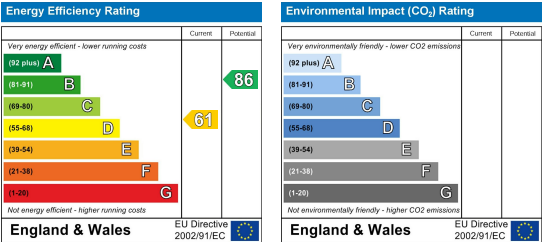
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.