

# Whitakers

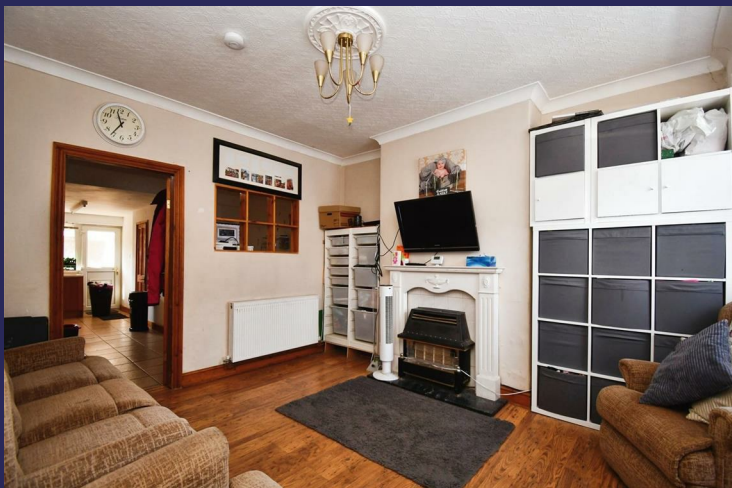
Estate Agents



52 Hereford Street

, Hull, HU4 6QH

By Auction £50,000





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, Hull, HU4 6QH

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## Description

### No Onward Chain!

This two bed terraced property is offered to the market with no onward chain, situated in a sought after residential location, ideal as a first step onto the ladder or should also work well as an investment property for anyone looking to increase their portfolio.

The main features include - Porch, lounge, dining room and fitted kitchen together with the ground floor bathroom suite. The first floor boasts two good bedrooms.

Externally to both the front and rear are low maintenance gardens.

## Accommodation Comprises

### Entrance

UPVC double glazed front door.

### Porch

Wooden glazed door and tiled floor.

### Lounge

14'4 x 11'10 (4.37m x 3.61m)

UPVC double glazed bay window, gas fire and laminate flooring.

### Dining Area

11'11 x 8'7 (3.63m x 2.62m)

Under stairs storage and tiled floor.

### Kitchen

12'6 x 7'7 (3.81m x 2.31m)

UPVC double glazed window and door. A range of base, wall and drawer units with work tops over and

splash back tiles. Extractor hood and sink unit with mixer taps.

### Shower Room

UPVC double glazed window, walk in enclosed mixer shower, pedestal sink unit, low flush WC, electric heater and tiled floor.

### First Floor Landing

### Bedroom One

12'4 x 8'6 (3.76m x 2.59m)

UPVC double glazed bay window.

### Bedroom Two

10'7 x 9' (3.23m x 2.74m)

### Externally

Enclosed rear yard with access to the tenfoot.

### Council Tax

Council Tax Band A.

### Tenure

Property is freehold.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 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



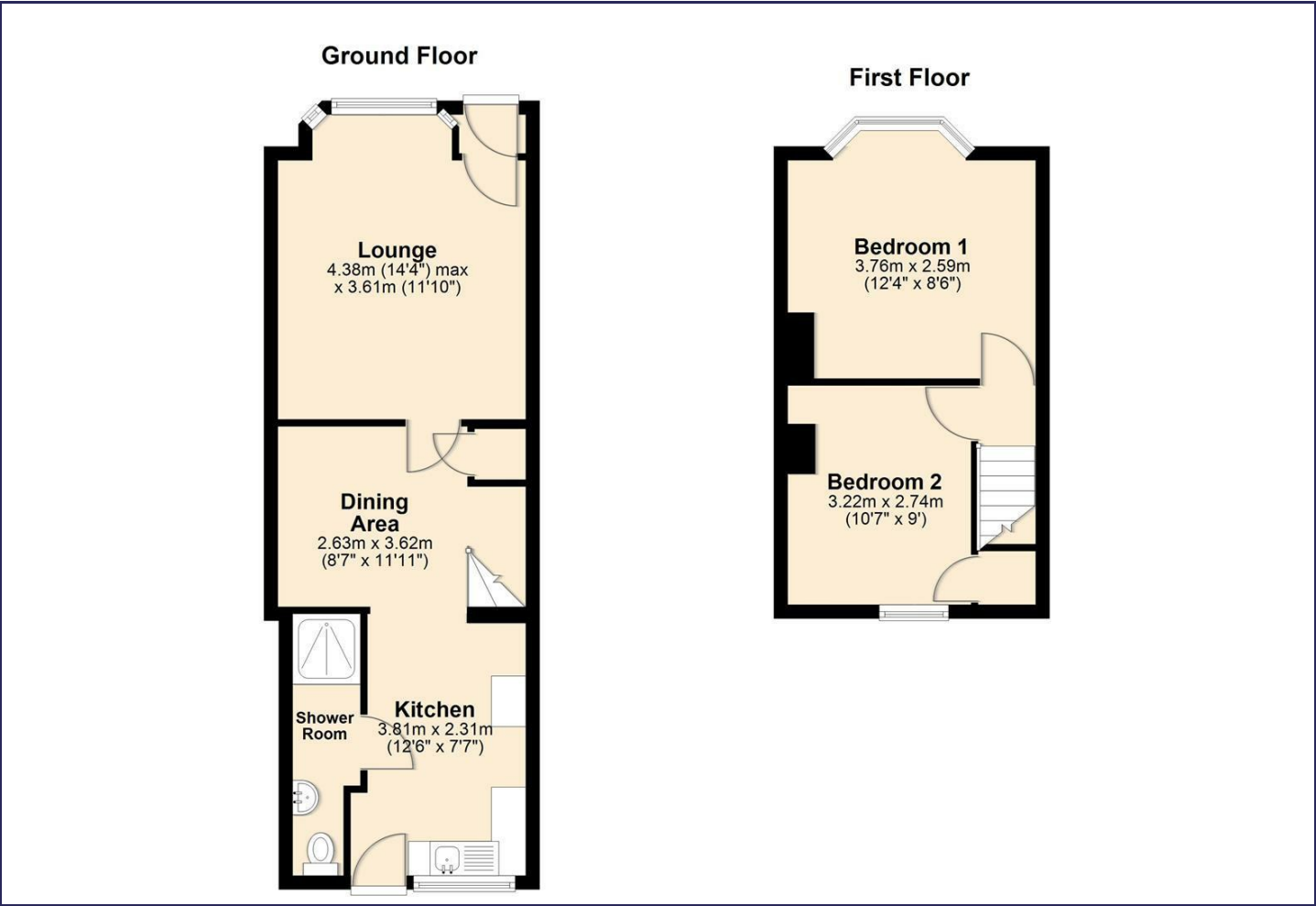
Hybrid Map



Terrain Map



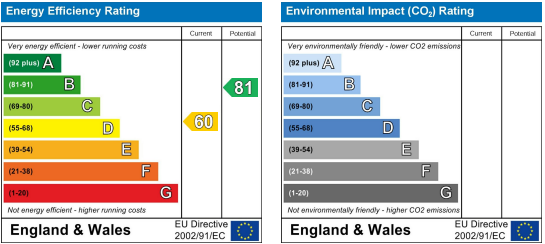
Floor Plan



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.