

# Whitakers

Estate Agents



10 Carrington Street

, Hull, HU3 3HX

£70,000



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The accommodation comprises

## Front external

Externally to the front aspect there is a gravelled garden with brick walling and wrought iron fencing to the surround.

## Ground floor

### Lounge

13' x 11'9 (3.96m x 3.58m)

UPVC double glazed entrance door, two UPVC double glazed bay windows, central heating radiator and carpeted flooring.

### Inner hall

Under stairs storage cupboard and carpeted flooring; leading to :

### Bathroom

UPVC double glazed window, central heating radiator, fully tiled with laminate flooring and furnished with a three-piece suite comprising panelled bath with mixer taps and electric shower, pedestal sink with mixer tap and low flush W.C.

### Kitchen

8'8 x 5'11 (2.64m x 1.80m)

UPVC double glazed door, UPVC double glazed window, central heating radiator and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with dual taps, plumbing for a washing machine and provision for a gas cooker with extractor hood above.

## First floor

## Landing

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

### Bedroom One

10'5 x 11'9 (3.18m x 3.58m)

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

### Bedroom Two

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

## Rear external

The rear courtyard is paved with brick walling to the surround and has a storage shed. A wooden gate opens to the pedestrian ten-foot.

## Council Tax

Council Tax Band A

## Tenure

The property is freehold.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

## Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services,

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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



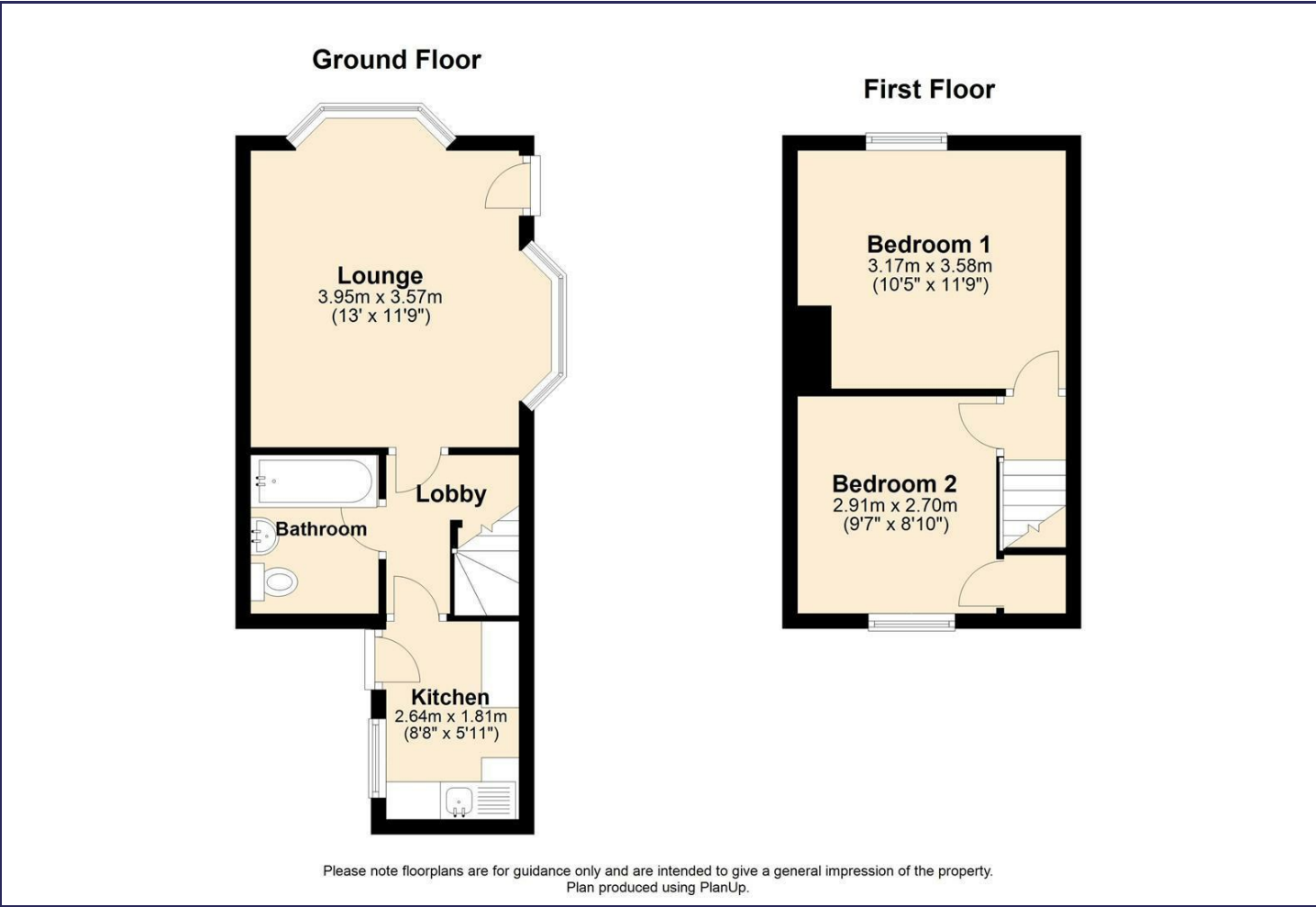
Hybrid Map



Terrain Map



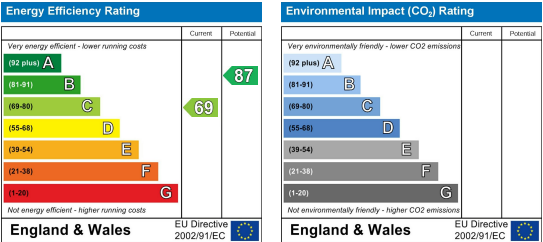
Floor Plan



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.