

Whitakers

Estate Agents



8 Huntingdon Street, Hull, HU4 6QJ

£85,000

No Onward Chain!

This three bed terraced property is offered to the market with no onward chain, situated in a sought after residential location, well placed to access good local schools and benefits from easy access to a host of amenities making this a great option for the growing family.

The main features include - entrance porch, lounge, dining room and fitted kitchen. The first floor boasts three good bedrooms along with the family bathroom suite.

Externally to the front of the property is a walled low maintenance garden, to the rear again the garden is low maintenance by design and enclosed to the boundary with large useful shed.

The property would make a great first step onto the ladder or should also suit the Buy to Let investor looking to increase their portfolio.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed door to the porch with half tiled walls leading to a wooden glazed door.

Lounge 11'0 x 10'10 (3.35m x 3.30m)

Laminate flooring, central heating radiator and focal point with marble inset and hearth.

Dining Room 12'0 x 11'0 (3.66m x 3.35m)

Upvc double glazed window and central heating radiator.

Kitchen 12'0 x 8'0 (3.66m x 2.44m)

With a range of floor and eye level units and work surfaces above, Sink with drainer. Upvc double glazed window and patio doors leading to the garden.

First Floor

Landing

Split level landing

Bedroom One 14'0 x 10'11 (4.27m x 3.33m)

Upvc double glazed bay window and central heating radiator.

Bedroom Two 12'0 x 9'0 (3.66m x 2.74m)

Upvc double glazed window and central heating radiator.

Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)

Upvc double glazed window and central heating radiator.

Bathroom 5'0 x 5'0 (1.52m x 1.52m)

With a panelled bath, pedestal sink and a low flush toilet.

External

Walled low maintenance garden to the front. The rear garden is also low maintenance and enclosed to the boundary with large wooden shed.

Tenure

The property is freehold.

Council Tax

Council tax band- A- Hull City Council

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic- 12 Mbps Ultrafast- 10000 Mbps

Coastal Erosion - 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.

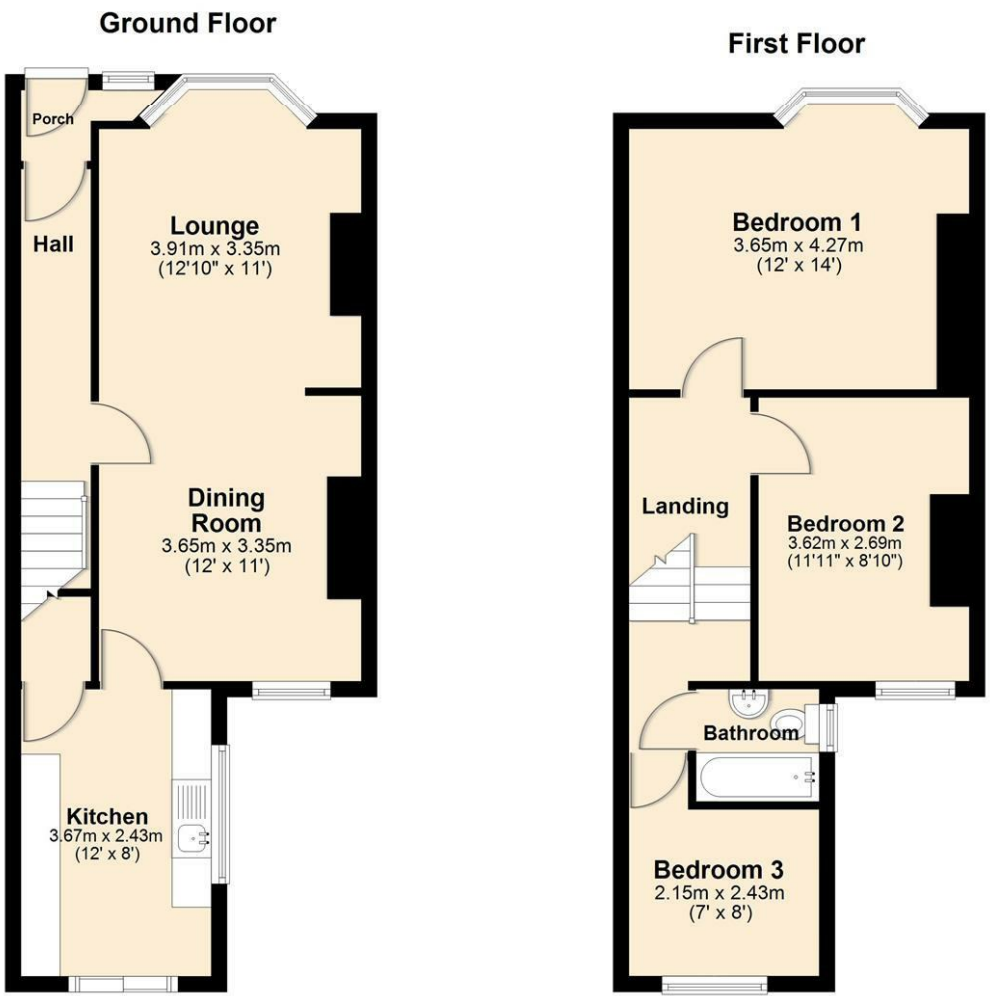
Disclaimer

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.

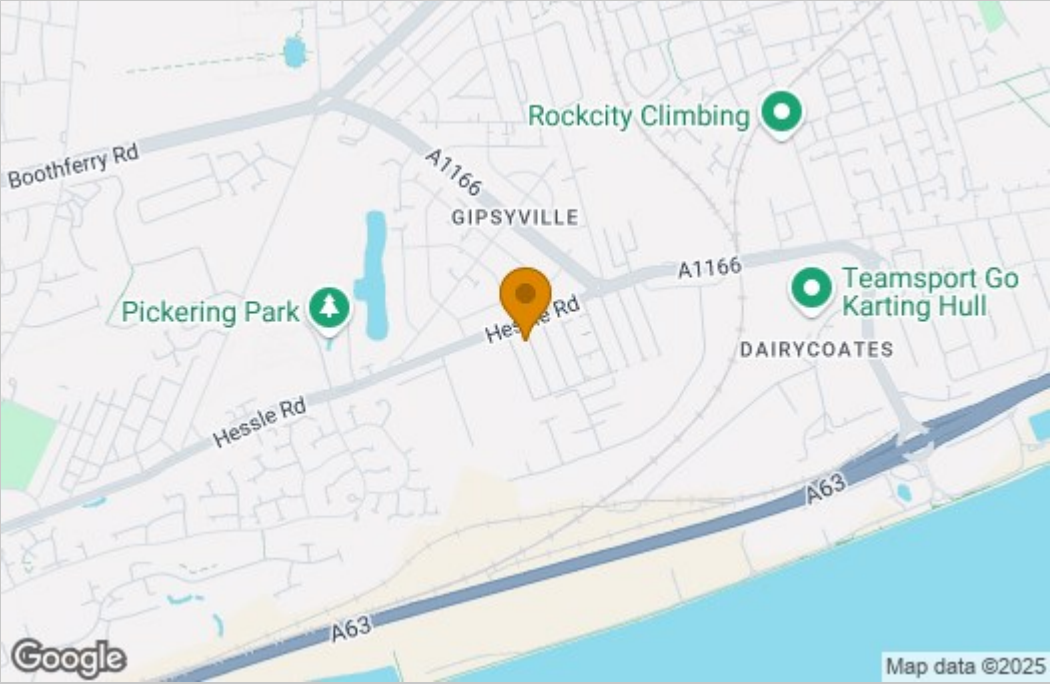
Sales valuations

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.

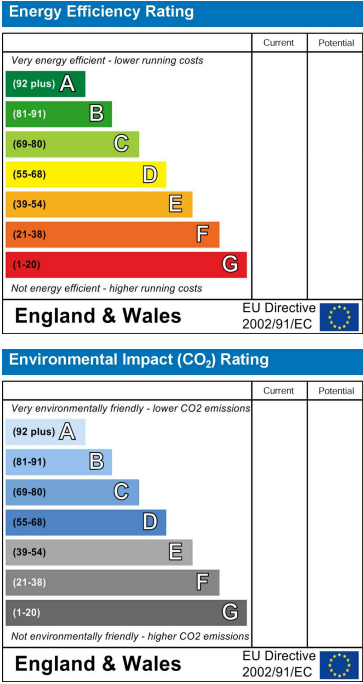
Floor Plan



Area Map



Energy Efficiency Graph



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