

# Whitakers

Estate Agents



**654 Hotham Road South, Hull, HU5 5LE**

**£110,000**

No Onward Chain!

This extended 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 suit young families looking to be in this ever popular location.

The main features include - entrance, lounge, fitted kitchen and rear porch leading to the useful ground floor W.C. The first floor boasts two good bedrooms along with the family shower room.

Externally to the front of the property is a low maintenance garden, the rear garden is enclosed to the boundary and mainly laid to lawn.

Early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance

Upvc double glazed door.

#### Hall

Laminate flooring and central heating radiator.

Lounge 13'11 x 12'0 (4.24m x 3.66m)



Laminate flooring and central heating radiator. Upvc double glazed and under stairs store cupboard.

Kitchen 13'11 x 6'10 (4.24m x 2.08m)



Floor and eye level units with worktops and splash tiles above. Sink with mixer tap, two Upvc double glazed windows, tiled flooring and wooden door to the rear porch. Oven and Hob.

Rear Porch 6'0 x 2'11 (1.83m x 0.89m)

With Upvc double glazed window and door. Central heating radiator.

### W.C



Low flush toilet.

### First Floor

#### Landing

Doors leading to the bedrooms and shower room.

Bedroom One 13'11 x 11'0 (4.24m x 3.35m)

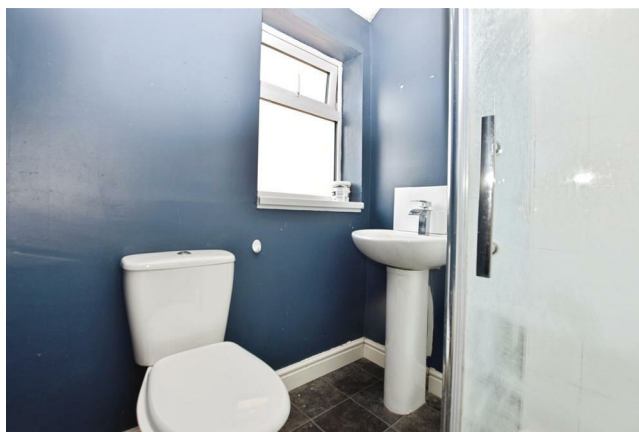


Three Upvc double glazed windows and central heating radiator

Bedroom Two 8'0 x 6'1 (2.44m x 1.85m)

Upvc double glazed and central heating radiator.

Shower Room 8'0 x 8'0 (2.44m x 2.44m)



Walk in shower enclosure with mixer shower,

pedestal sink with a low flush toilet. Upvc double glazed.

#### External



Low maintenance garden to the front of the property mainly laid to stone. The rear garden is enclosed to the boundary and mainly laid to lawn with rear vehicular access.

#### EPC

EPC rating - D

#### Council Tax

Council Tax band - A

Local Authority - Kingston Upon Hull

#### Tenure

This property is held under Freehold tenureship.

#### 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.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk -Very Low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast 10000 Mbps

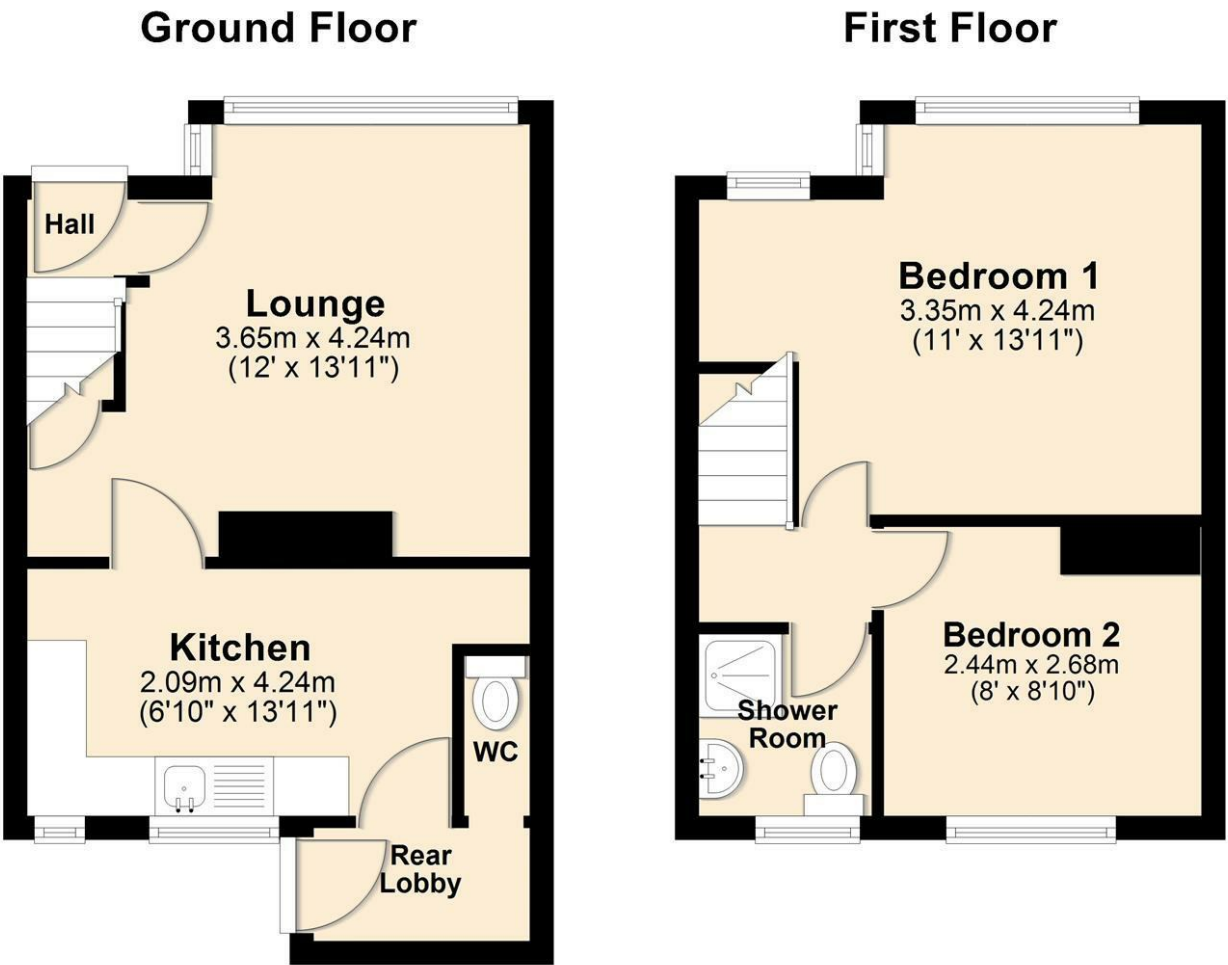
Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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.

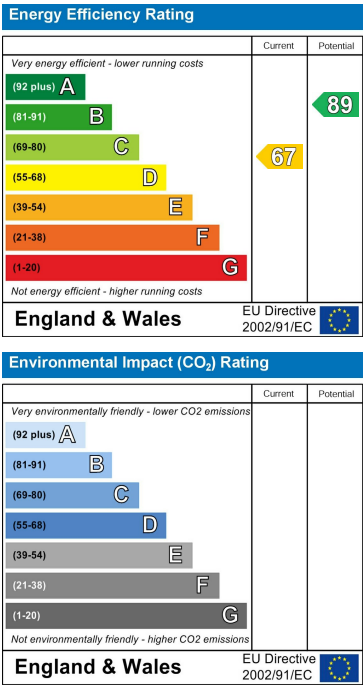
Floor Plan



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.