

Whitakers

Estate Agents



726 Hessle Road, Hull, HU4 6JA

£110,000

**** NO ONWARD CHAIN ****

Introducing this traditional mid-terrace house which would make an ideal home for anyone seeking an attractively priced property they can add their own stamp onto.

Externally, there is a paved forecourt with wrought iron fencing to the surround.

To access the property, the resident enters through a front door that opens directly into the spacious lounge, and follows to the dining room and fitted kitchen extension.

A secluded fixed staircase in the dining room ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

The rear garden is also low maintenance in design, being block paved with fencing to the surround.

Location

The property is conveniently located at the head of Hesse Road and on the border of Gipsyville, meaning it takes advantage of a range of local amenities include shops, dining facilities, and transport links that provide easy access to the Hull city center. The residence also falls within the catchment of high Ofsted rated schools, most notably the Francis Askew Primary School.

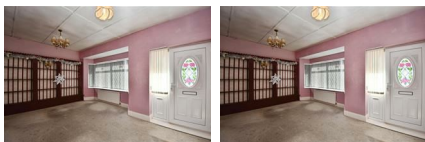
The accommodation comprises

Front external

Externally to the front aspect, there is a paved forecourt with wrought iron fencing to the surround.

Ground floor

Lounge 12'4" x 16'11" (3.77 x 5.16)



UPVC double glazed entrance door, UPVC double glazed bay window, two central heating radiators, and carpeted flooring. Leading to :

Dining room 12'0" x 14'0" (3.68 x 4.28)



UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

Kitchen 18'5" x 9'5" (5.62 x 2.89)



UPVC double glazed door and windows, central heating radiator, tile effect splashback, and fitted with a range of floor and eye level units, worktops with splashback panelling above, sink with dual taps, plumbing for a washing machine, and provision for a gas cooker.

First floor

Landing

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

Bedroom one 14'10" x 10'2" (4.54 x 3.10)



UPVC double glazed bay window, central heating radiator, fireplace with wooden surround, and carpeted flooring.

Bedroom two 14'5" x 10'2" maximum (4.40 x 3.10 maximum)



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

Bedroom three 9'10" x 6'5" maximum (3.01 x 1.97 maximum)



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

Bathroom



Wooden single glazed window, central heating radiator, partly tiled to splashback areas with carpeted flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The rear garden is also low maintenance in design, being block paved with fencing to the surround. The residence also benefits from having attached brick-built out houses, a wooden storage shed, and a workshop.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030220072601

Council Tax band - A

EPC rating

EPC rating - D

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

Coalfield or Mining Area - No

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.

Whitakers Estate Agent Declaration

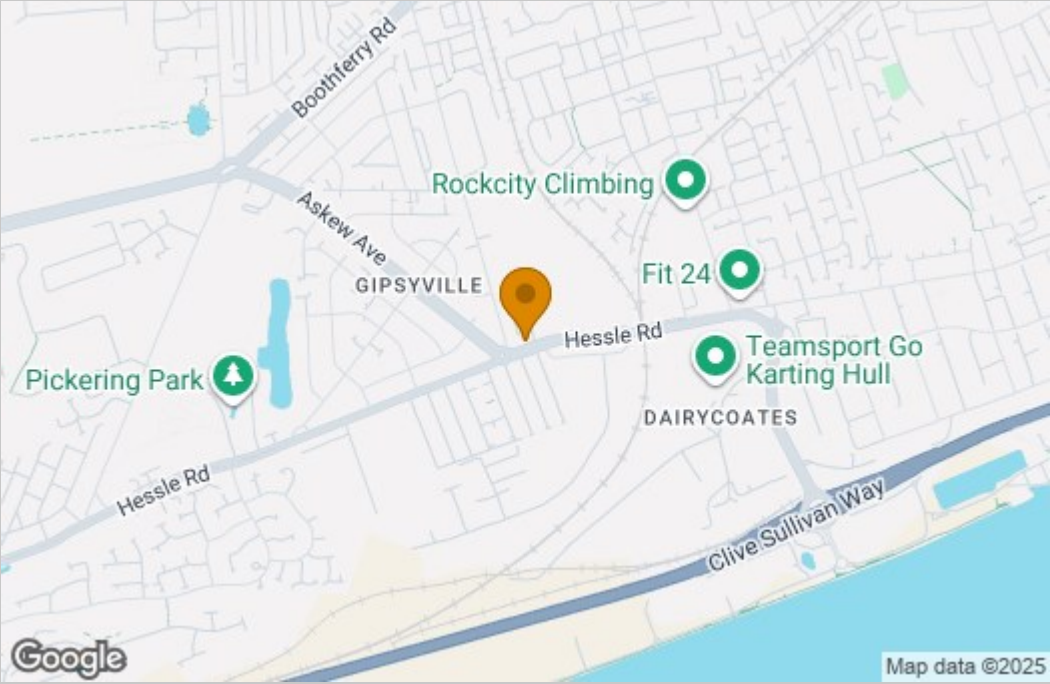
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Floor Plan

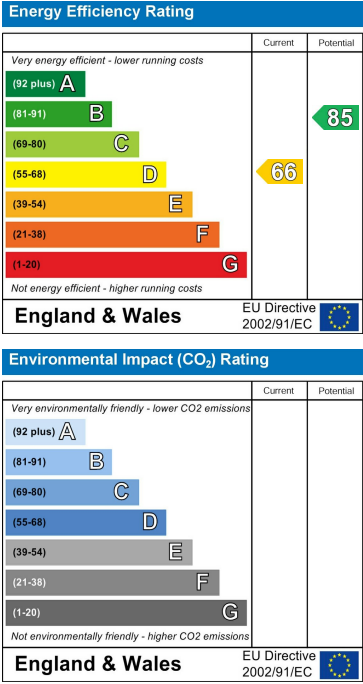


Total area: approx. 92.5 sq. metres (995.3 sq. feet)

Area Map



Energy Efficiency Graph



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