

# Whitakers

Estate Agents



**18 Hereford Street, Hull, HU4 6QH**

**£70,000**

**\*\* NO ONWARD CHAIN \*\***

Introducing this traditional mid-terrace style property which would make an ideal family home for those searching for an attractively priced property they can move into, and cosmetically enhance to their own taste.

Briefly comprising entrance hall, open plan lounge / dining room and fitted kitchen extension with shower room off. The first floor boasts a master bedroom, and two good bedrooms.

Externally there is a paved forecourt, and an enclosed gravelled garden to the rear with access to the pedestrian ten-foot.

The accommodation comprises

Hall

Wooden glazed door, central heating radiator, and carpeted flooring.

Lounge 13'4" x 10'0" maximum (4.08 x 3.07 maximum )



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

Dining room 11'8" x 10'8" (3.58 x 3.27 )



Wooden door to the rear garden, feature fireplace, under stairs storage cupboard, and carpeted flooring.

Kitchen 6'5" x 9'1" maximum (1.97 x 2.77 maximum )



UPVC double glazed bay window, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob above.

Shower room



UPVC double glazed window, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising

walk-in enclosure with mixer shower and waterfall feature, wash basin with dual taps, and low flush W.C.

First floor

Split-level landing

With access to the loft hatch, carpeted flooring, and leading to :

Bedroom one 11'1" x 13'8" (3.39 x 4.18 )



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

Bedroom two 11'10" x 8'5" (3.63 x 2.57 )



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

Bedroom three 10'0" x 8'0" (3.07 x 2.44 )



UPVC double glazed window, central heating radiator, and wooden board flooring.

External



Externally there is a paved forecourt, and an enclosed gravelled garden to the rear with access to the pedestrian ten-foot.



### 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 - 0001025400100A

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 9 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

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

