

Whitakers

Estate Agents



72 Essex Street, Hull, HU4 6PR

£70,000

This neat and tidy terraced property is situated in a prime residential location, well placed to access a host of amenities and benefiting from good local schools close by making this a great option for a wide range of buyers including first time buyers / Buy to Let investors and downsizers alike.

The main features include - entrance porch, lounge, open plan fitted kitchen / diner and modern shower room. The first floor boasts two good bedrooms.

Externally to the front of the property is a low maintenance garden, the rear garden is also low maintenance by design.

Early viewings are advised.

The Accommodation Comprises



Entrance

UPVC double glazed front door and door leading to;

Lounge 14'1 x 11'7 max (4.29m x 3.53m max)



UPVC double glazed window, laminate flooring and radiator.

Dining Room 8'7 x 11'7 (2.62m x 3.53m)



Laminate flooring, staircase leading to the first floor and an understairs storage cupboard. Open plan to;

Kitchen 12'1 x 6'6 (3.68m x 1.98m)



UPVC double glazed window and radiator. Fitted

with a range of base, drawer and wall mounted units, work surfaces and splash back tiles and a sink with mixer tap over.

Rear Lobby

Double glazed barn style door, and laminate flooring.

Shower Room



Radiator. Fitted with a walk in enclosed shower, vanity sink unit and a low flush W.C.

Landing

With access to both bedrooms

Bedroom One 13' max x 11'3 (3.96m max x 3.43m)



UPVC double glazed window and radiator.

Bedroom Two 9'10 x 8'8 (3.00m x 2.64m)



UPVC double glazed window, radiator and storage.

Externally



Externally to the front of the property is a low maintenance garden, the rear garden is also low maintenance by design.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band- A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 16 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

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.

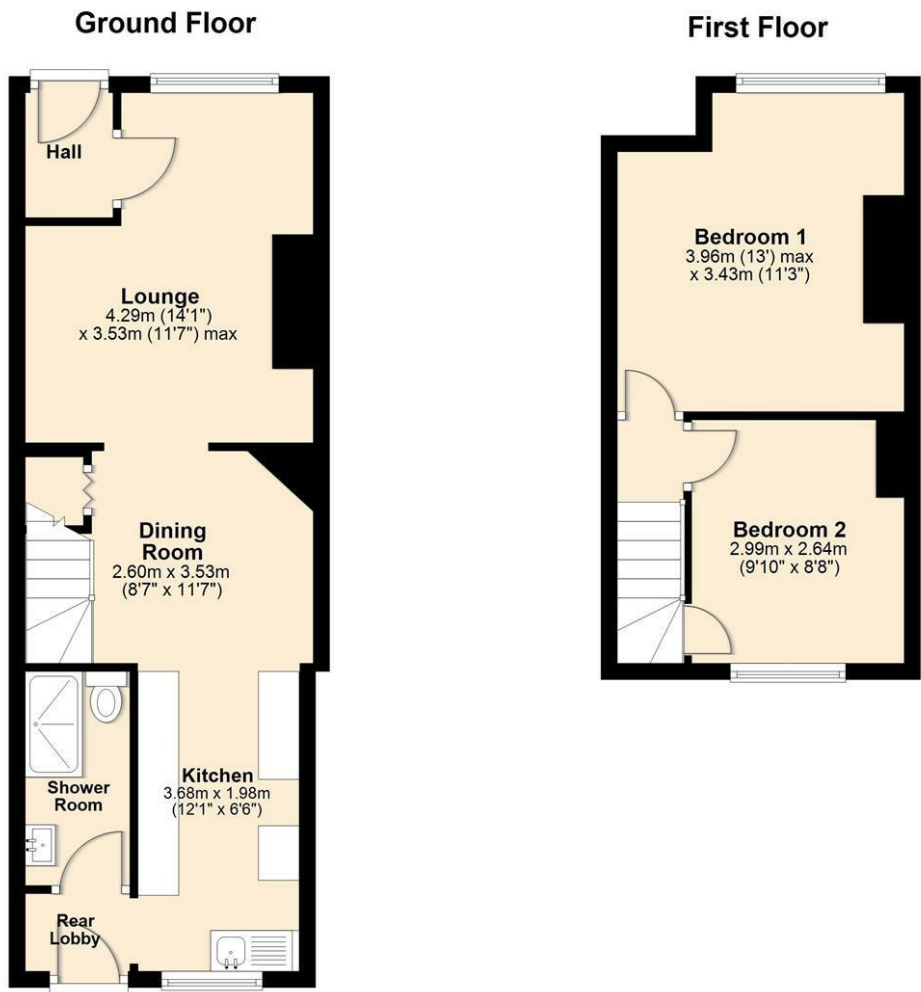
Agents Notes

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.

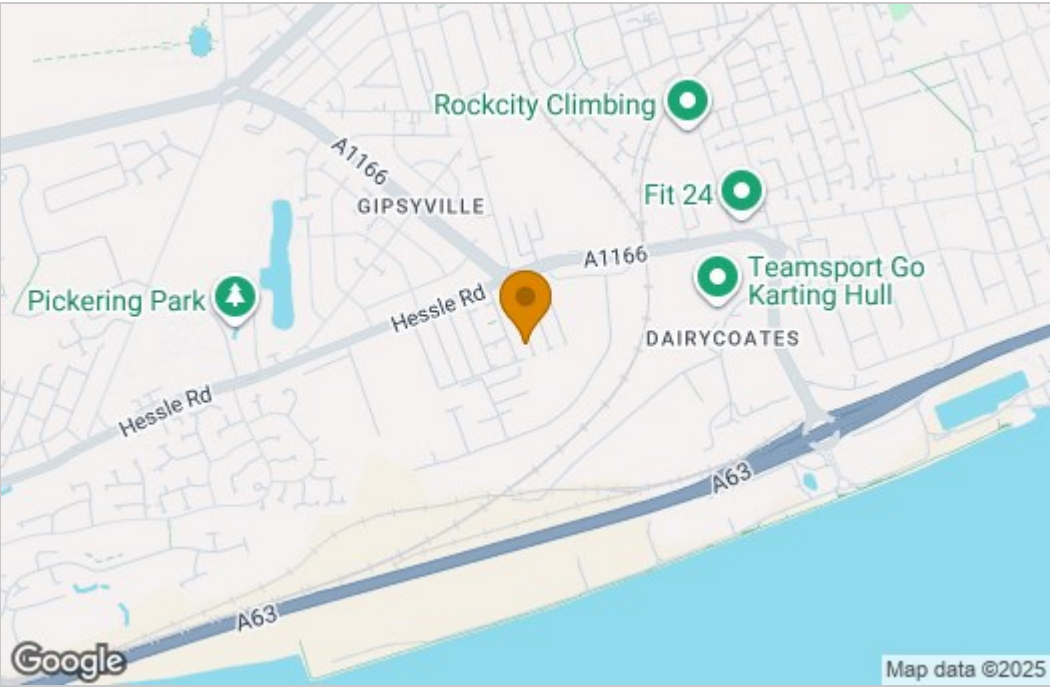
Whitakers Estate Agent Declaration

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.

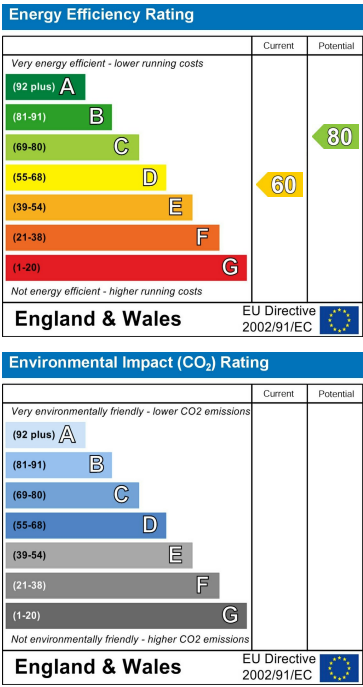
Floor Plan



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.