

# Whitakers

Estate Agents



**11 Edgecumbe Street, Hull, HU5 2EU**

**£115,000**

Whitakers Estate Agents are pleased to introduce this neatly presented traditional property which would make an ideal starter home for a first time buyer or young family wanting to take advantage of the array of conveniences Newland Avenue has to offer.

Externally, to the front aspect, a wrought iron gate opens to the paved forecourt and entrance door which is sheltered by a recess porch.

The internal layout briefly comprises : entrance hall, open plan lounge / dining room, and fitted kitchen; a split-level landing leads to two double bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the dining area open onto a wooden decking seating area and enclosed paved courtyard with raised brick planting areas.



### Location

Edgecumbe Street is a residential location set back from Newland Road in its respective suburb towards the West of Hull.

It is an area that has been popularised by its array of local amenities that range from convenience stores, dining facilities, and other local businesses, along with highly accessible transport links that provide easy access to the city center and surrounding locations. It is also within close proximity to the Hull University.

The accommodation comprises

### Front external



Externally, to the front aspect, a wrought iron gate opens to the paved forecourt and entrance door which is sheltered by a recess porch.

### Ground floor

#### Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

#### Open plan lounge / dining room



### Lounge 10'0" x 10'0" (3.07 x 3.05 )



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

### Dining area 12'9" x 10'4" (3.91 x 3.17 )



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

### Kitchen 9'2" x 7'8" (2.80 x 2.35 )

Two UPVC double glazed windows, tiled 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 and extractor hood above.

### First floor

#### Split level landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring.



Bedroom one 10'1" x 13'4" (3.09 x 4.07 )



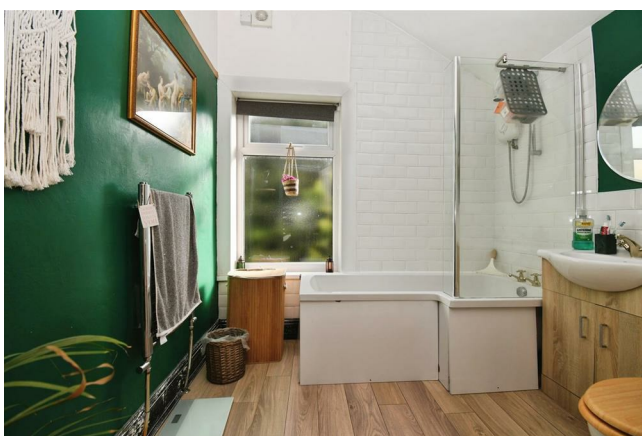
UPVC double glazed window, central heating radiator, fitted shelves, and carpeted flooring.

Bedroom two 12'11" x 8'2" (3.94 x 2.49)



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

Bathroom



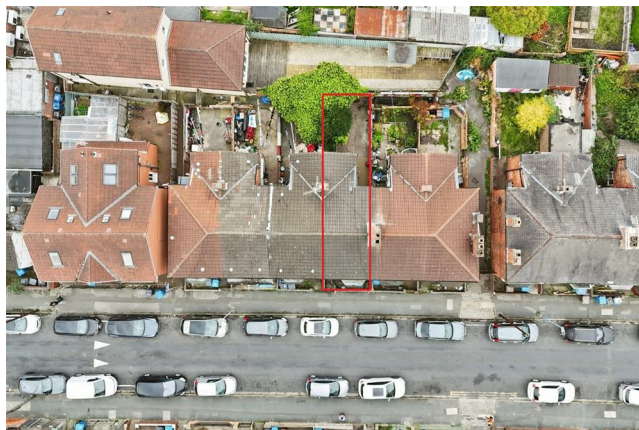
UPVC double glazed window, central heating radiator, built-in storage cupboard, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining area open onto a wooden decking seating area and enclosed paved courtyard with raised brick planting areas.

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 - 0006016800110A

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 19 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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.

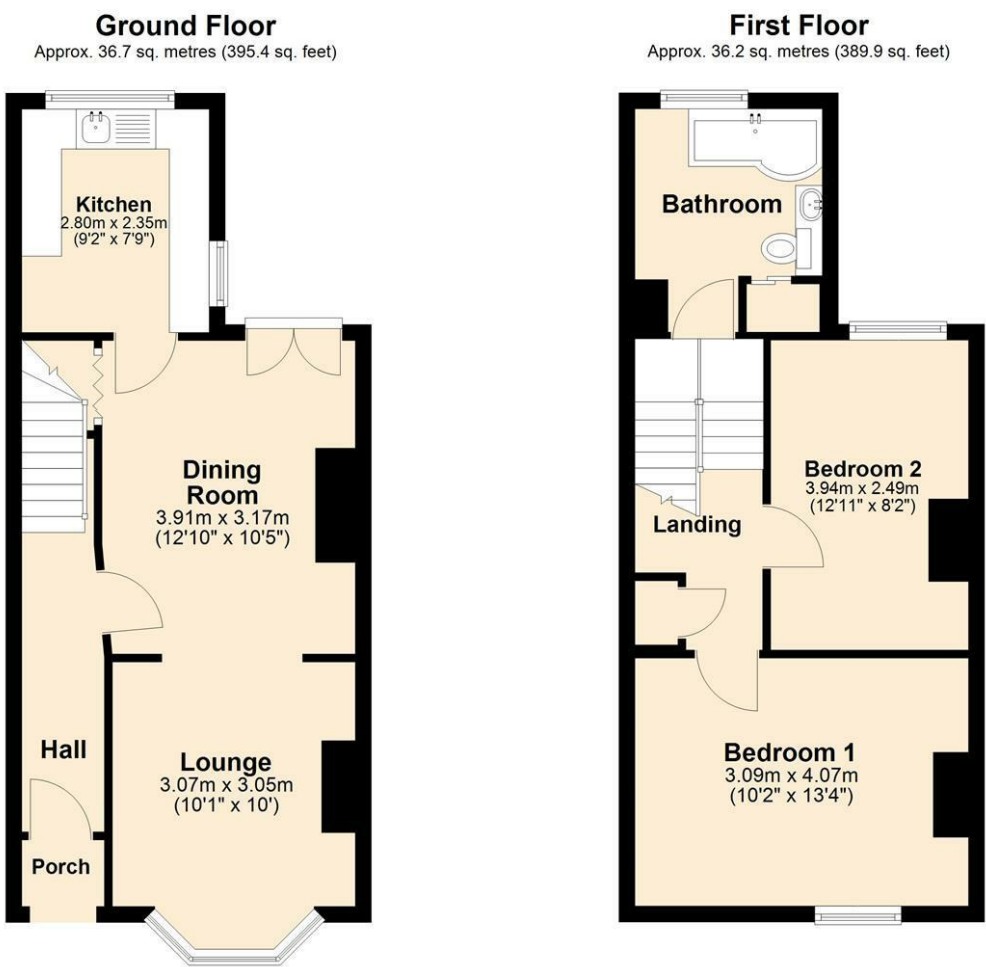
#### Free Market Appraisals / Valuations

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

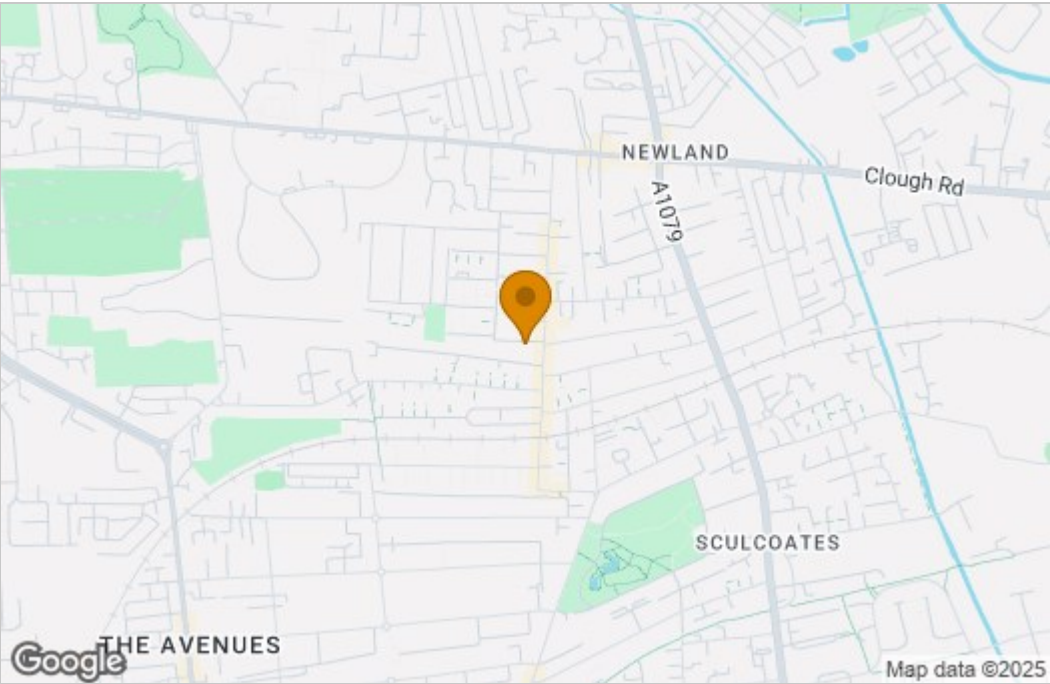
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

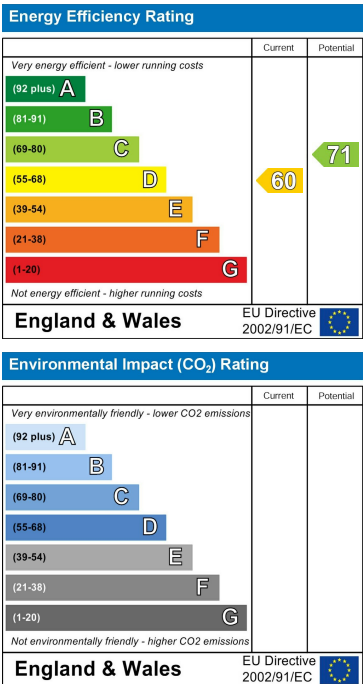


Total area: approx. 73.0 sq. metres (785.3 sq. feet)

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.