

Whitakers

Estate Agents



25 Hereford Street, Hull, HU4 6QH

£68,500

**** NO ONWARD CHAIN ****

Introducing this recently refurbished mid-terrace property which would make an ideal first step onto the property ladder, or addition to an investor's portfolio.

The internal layout briefly comprises - entrance porch, bay fronted lounge, and fitted kitchen with rear lobby and bathroom to the ground level; the first floor boasts a double bedroom, and good second bedroom.

Externally to the front aspect, there is paved courtyard with an entrance door to the porch. The rear garden is also low maintenance in design being block paved, and benefits from having a detached brick-built storage shed.

The accommodation comprises

Front external



Externally to the front aspect, there is paved courtyard with an entrance door to the porch.

Ground floor

Porch

UPVC double glazed door with side window, wooden single glazed window, and carpeted flooring. Leading to :

Lounge 13'8" x 11'5" (4.17 x 3.49)



UPVC double glazed window, central heating radiator, feature fireplace with decorative surround, fitted meter box cupboard, and carpeted flooring.

Kitchen 11'5" x 9'2" (3.50 x 2.80)



UPVC double glazed window, central heating radiator, 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 and hood above.

Rear lobby

UPVC double glazed door, and tiled flooring. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, vanity sink with mixer tap, and low flush W.C.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 12'10" x 11'5" (3.93 x 3.49)



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

Bedroom two 11'5" x 9'11" (3.49 x 3.03)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Rear external



The rear garden is also low maintenance in design being block paved, and benefits from having a detached brick-built storage shed. A gate in the boundary fencing opens to the pedestrian ten-foot, and the residence also benefits from having an outside tap.

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 - 0001025400250B

Council Tax band - A

EPC rating

EPC rating - C

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 - 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.

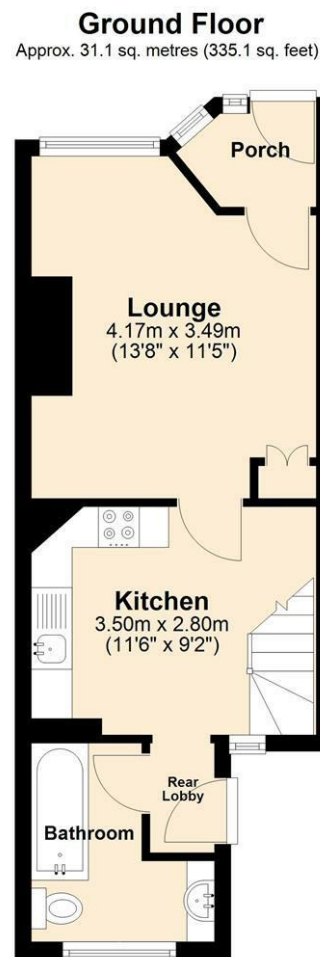
Free Market Appraisals / Valuations

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

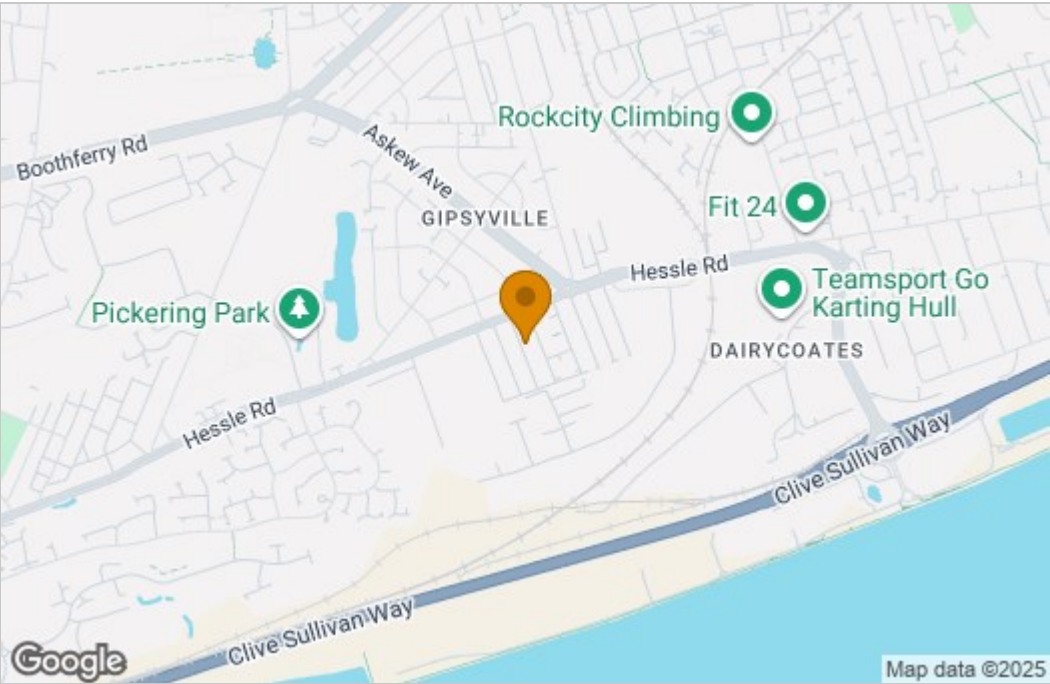
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

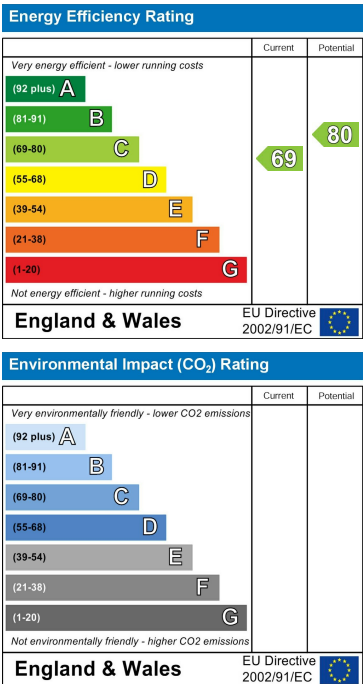


Total area: approx. 54.3 sq. metres (584.9 sq. feet)

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.