

# Whitakers

Estate Agents



**19 Fortune Close, Hull, HU8 0SR**

**Offers In The Region Of £70,000**

CASH BUYERS...CASH BUYERS...CASH BUYERS....CASH BUYERS...CASH BUYERS...CASH BUYERS...

SITUATED TO THE EAST OF THE CITY, HANDILY PLACED BETWEEN INGS ROAD AND SALTSHOUSE ROAD AND CLOSE TO LOCAL SHOPS AND SCHOOLS, THIS MODERN STYLE MID TERRACE PROPERTY IS AN IDEAL PROJECT FOR THE DISCERNING INVESTOR. REQUIRING A PROGRAMME OF UPDATING, THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN AND DINING AREA, THREE BEDROOMS AND A FIRST FLOOR BATHROOM AND HAS GARDENS OF GOOD PROPORTION TO THE FRONT AND REAR.

AN INTERESTING PROPOSITION, FURTHER ENQUIRIES ARE WELCOME.

#### Entrance Hall

With staircase off and giving access to:

Lounge 14'5" x 12'9" max (4.40 x 3.90 max)

Having a bow window to the front aspect

Dining Kitchen 16'0" x 11'8" (4.88 x 3.57)

Window to the rear aspect and an under stairs storage cupboard

#### Landing

Bedroom One 14'9" x 9'10" max (4.50 x 3.00 max)

Window to the front aspect

Bedroom Two 11'7" x 9'9" max (3.55 x 2.98 max)

Bedroom Three 11'7" x 5'10" (3.55 x 1.80)

Window to the front aspect

Bathroom 7'0" x 5'2" (2.15 x 1.60)

#### Gardens

There are gardens of good proportion to the front and rear of the property.

#### Council Tax

Hull City Council - band A

#### Tenure

This property is Freehold

#### 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 sales 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.

#### Material Information:

Construction - Non standard

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 17Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

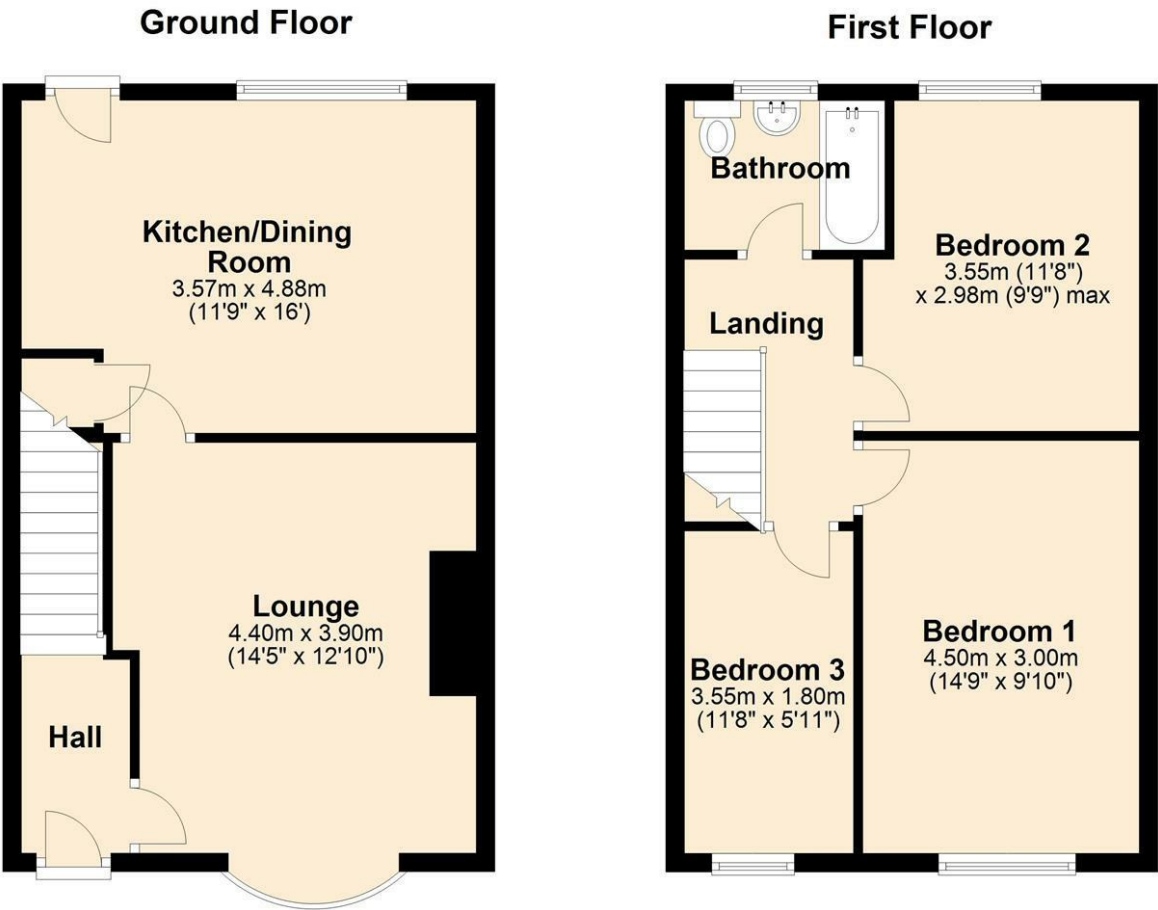
Coalfield or Mining Area -No

Planning -No

#### Whitakers Estate Agent Declaration:

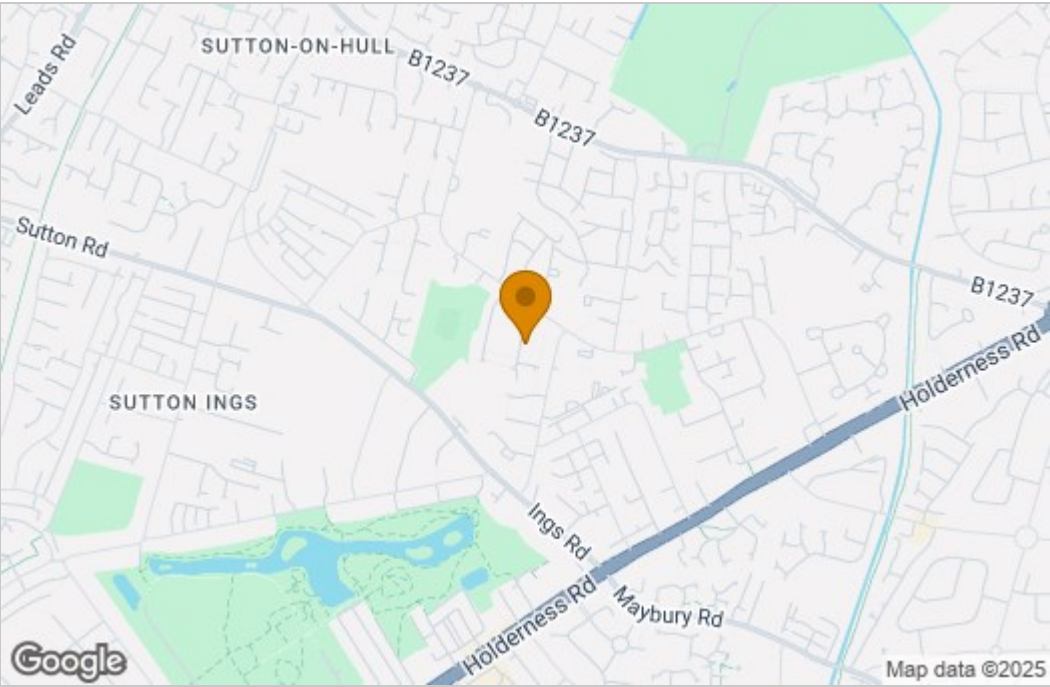
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Floor Plan

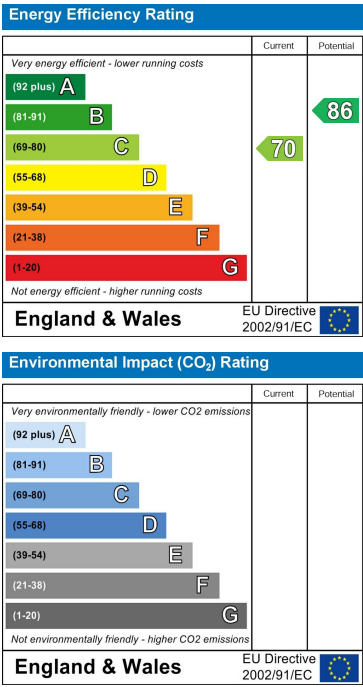


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.