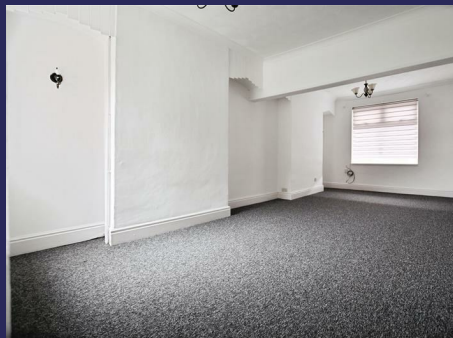


Whitakers

Estate Agents



33 Middleburg Street, Hull, HU9 2QN

Offers Over £85,000

GUIDE PRICE £85,000-£90,000

This immaculately presented 3 bedroom mid-terraced property is available to purchase with NO ONWARD CHAIN!

Having undergone a programme of modernisation by the current owners to include a newly fitted kitchen, decor and new carpets throughout, the property would be ideal for first time buyers and investors alike!

Situated in a popular and convenient location in the East of the City, close to local shops, schools and amenities, the property briefly comprises; entrance hallway, lounge, dining room, modern fitted kitchen and bathroom to the ground floor whilst to the first floor there are 3 generous bedrooms.

Also benefiting from a good sized rear yard, gas central heating and uPVC glazing, internal inspection is highly recommended!

The Accommodation Comprises

Entrance Hallway

White uPVC door, radiator carpet flooring.

Through Lounge/Dining Room 22'4" x 11'1" (6.83 x 3.38)

The lounge has uPVC double glazed windows to the front and rear aspect, two radiators and carpet flooring with storage space under the stairs.

Fitted Kitchen 8'5" x 8'3" (2.57 x 2.52)

Newly fitted kitchen with a range of fitted base and wall units with contrasting work surfaces over and a built in electric oven and four ring gas hob with extractor hood above, space for a fridge freezer a uPVC double glazed window to the rear aspect and door leading to the rear lobby.

Rear Lobby

Vinyl flooring, laminate worktop with plumbing for automatic washing machine with a uPVC door leading too the courtyard.

Bathroom

The bathroom comprises a white suite with panel bath with electric shower, a low level wc and a pedestal wash hand basin, a uPVC double glazed window to the rear aspect, partial tiled walls and floor and a radiator.

First Floor Landing

Stairs Lead to the first floor landing which has carpeted flooring with loft access.

Bedroom One 11'1" x 16'0" (3.39 x 4.90)

The bedroom has carpet flooring, a radiator and a uPVC double glazed window to the front aspect.

Bedroom Two 10'11" x 10'8" (3.33 x 3.26)

The bedroom has carpet flooring, a radiator and a uPVC double glazed window to the rear aspect.

Bedroom Three 8'4" x 8'4" (2.56 x 2.56)

The bedroom has carpet flooring, a radiator and a uPVC double glazed window to the rear aspect.

Outside

To the rear of the house there is a courtyard area with high level brick wall boundary and side gate access to passageway.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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 - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 6 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

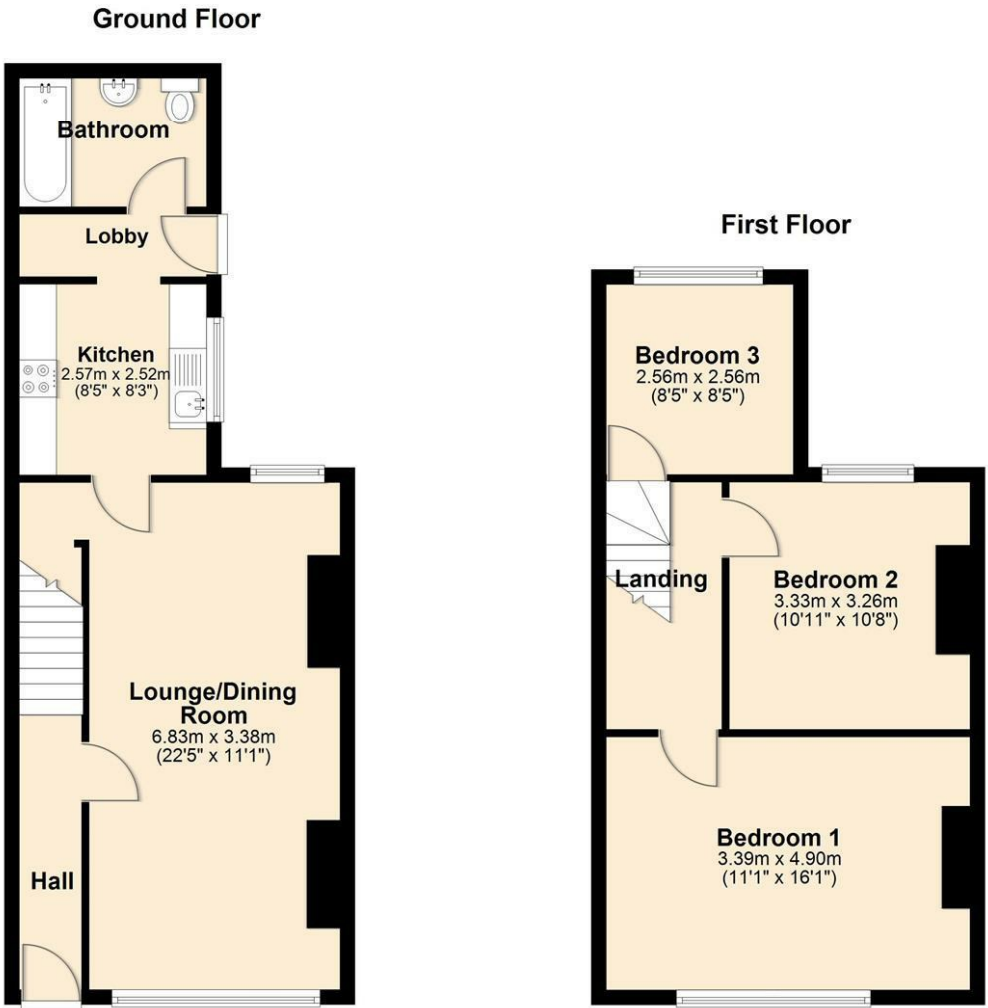
Coalfield or Mining Area - No

Planning - None specific to the property

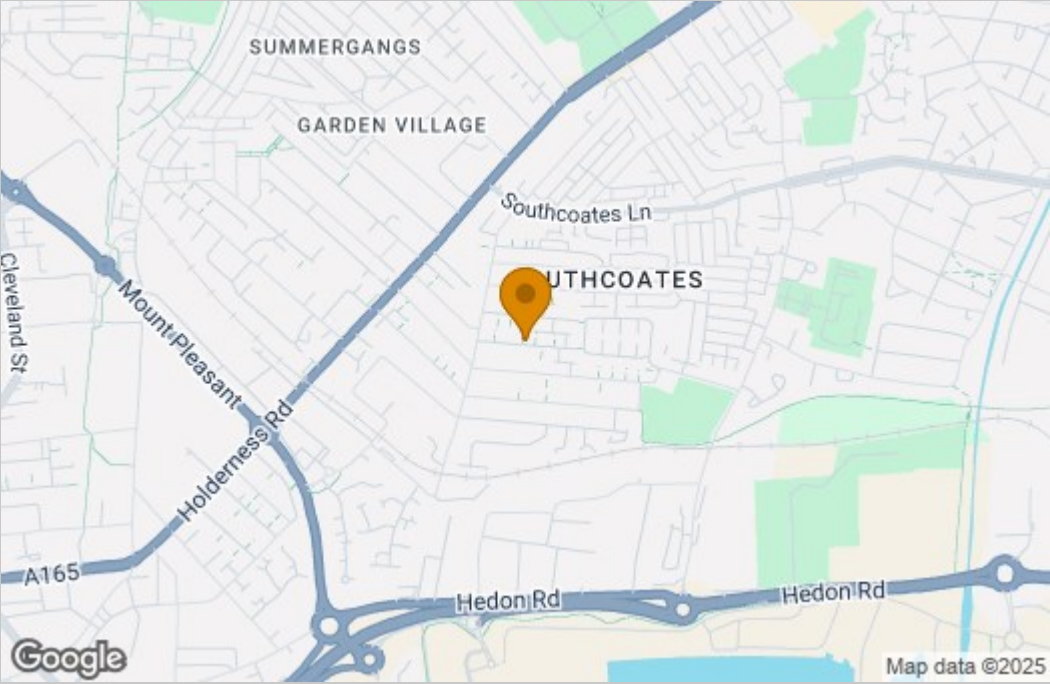
Whitakers Estate Agent Declaration:

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.

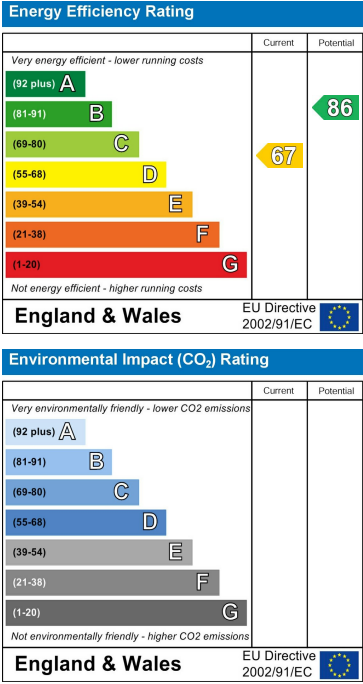
Floor Plan



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.