

# Whitakers

Estate Agents



42 Alaska Street

, Hull, HU8 8UB

Asking Price £72,995



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## Lounge

14'4" x 12'5" (to extremes) (4.37m x 3.81m (to extremes))

UPVC front door into Lounge with UPVC bay window to front aspect, new carpets and Central Heating radiator. Internal door leads to dining area.

## Dining Area

12'6 x 7'3 (3.81m x 2.21m)

With new carpets, fresh decor, central heating radiator and stairs up to first floor.

## Kitchen

12'5 x 6'10 (3.78m x 2.08m)

Newly fitted modern kitchen with a range of white base and wall units, contrasting work surfaces and splashbacks. 4 ring Halogen Hob with Electric oven under, stainless steel sink unit with mixer taps, plumbing for automatic washing machine and space for under counter fridge. Tiled flooring, UPVC window to rear aspect and internal door to rear lobby.

## Rear Lobby

Tiled flooring, UPVC door to rear and internal door to bathroom.

## Bathroom

8'9 x 4'9 (2.67m x 1.45m)

Bath with mixer taps and hand held shower attachment, pedestal sink, low flush wc, vanity unit, central heating radiator and newly fitted vinyl flooring.

## Landing

Newly carpeted stairs from dining area to first floor landing.

## Bedroom One

12'6 x 10' (to extremes) (3.81m x 3.05m (to extremes))

Newly carpeted and freshly decorated with UPVC window to front aspect and central heating radiator.

## Bedroom Two

10'1 x 9'7 (3.07m x 2.92m)

Newly carpeted with UPVC window to rear aspect, central heating radiator and drop down loft hatch and ladder to loft space.

## Loft Space

TBA

## Outside

To the front of the property there is a small paved area whilst to the rear there is an enclosed yard with gate access.

## Tenure

The property is Freehold

## Council Tax

Council Tax Band A

Kingston upon Hull City Council

## EPC

EPC rating D

## Disclaimer

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

Tel: 01482 877177



## 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.

## 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 and tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 4Mbps, Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - Previous planning application has been submitted to a neighbouring property



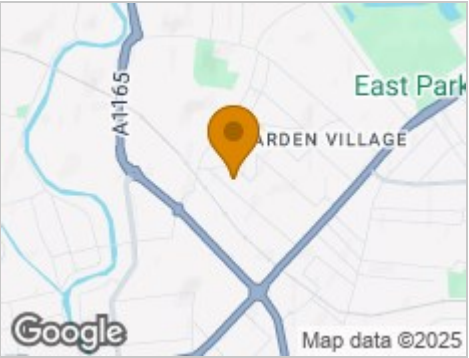
Road Map



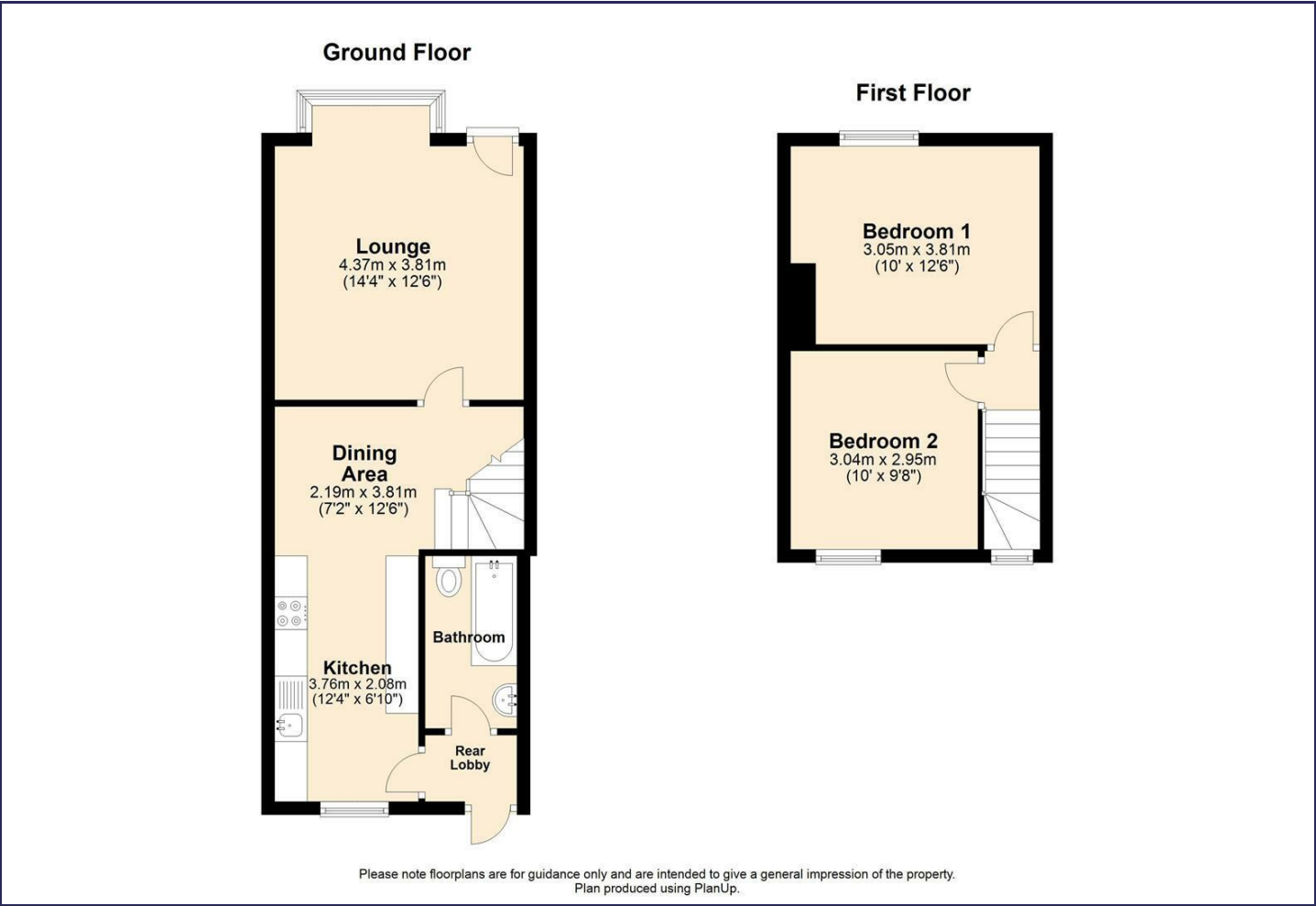
Hybrid Map



Terrain Map



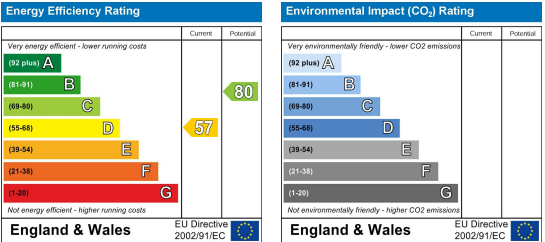
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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