

Whitakers

Estate Agents



42 Alaska Street, Hull, HU8 8UB

Guide price £68,995

We are pleased to offer this much improved and modernised 2 bed end terrace to the market. Being attractive to first time buyers and investors alike and conveniently situated for local shops, amenities and transport links to the city centre, the property is sure to be popular! Briefly comprising, Lounge, dining area, newly fitted modern kitchen and bathroom to the first floor, there are 2 good sized bedrooms to the first floor. The property also benefits from new floor coverings and fresh decor throughout together with Gas Central Heating and UPVC double glazing so early viewing is highly recommended!

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

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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

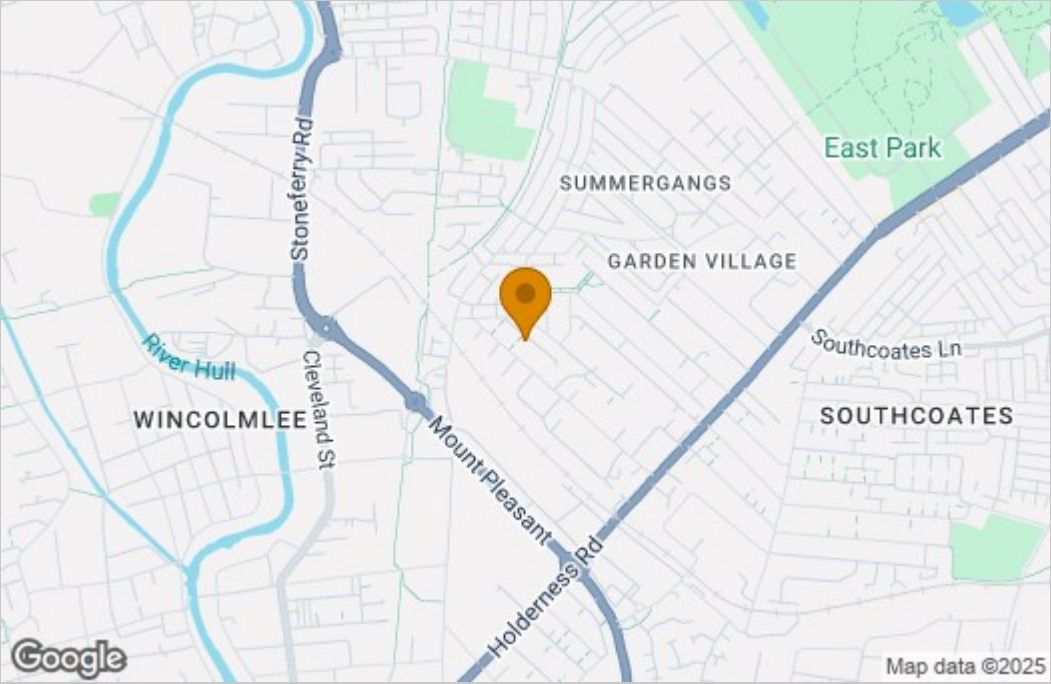
Planning - Previous planning application has been submitted to a neighbouring property

Floor Plan

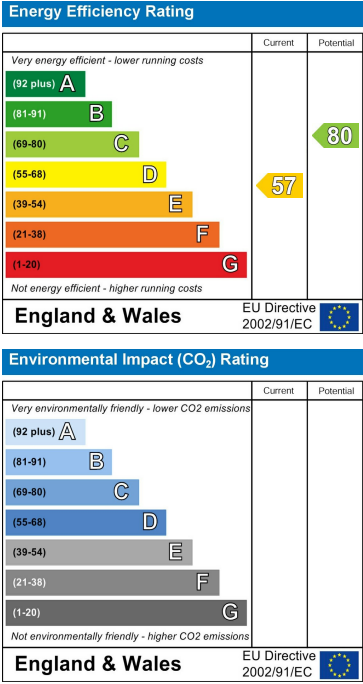


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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