

Whitakers

Estate Agents



8 Carisbrooke Avenue, Montrose Street, Hull, HU8 7RZ

Guide price £79,950

FIRST TIME BUYERS...FIRST TIME BUYERS...FIRST TIME BUYERS...FIRST TIME BUYERS... FIRST TIME BUY

HANDILY PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER AND EASY ACCESS TO THE CITY CENTRE, THIS TRADITIONAL STYLE END TERRACE HOUSE IS AN IDEAL OPPORTUNITY TO STEP ONTO THE PROPERTY LADDER.

COMPRISING LOUNGE, FITTED KITCHEN, GROUND FLOOR BATHROOM AND TWO BEDROOMS OF GOOD PROPORTION, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND IS SET WITHIN A SMALL FRONT GARDEN AND AN ENCLOSED REAR YARD.

APPOINTMENTS FOR INTERNAL INSPECTION ARE ENCOURAGED

Lounge 12'5" x 11'2" (3.80 x 3.42)



Plus a square bay window to the front aspect, feature fire surround, attractive laminate flooring and a radiator.

Fitted Kitchen 9'5" x 8'6" (2.88 x 2.60)



Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect, laminate flooring, a radiator and staircase of with useful under stairs storage cupboard.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Shower screen to the bath side and a radiator.

Bedroom One 11'6" x 11'3" (3.51 x 3.43)



Window to the front aspect and a radiator.

Bedroom Two 10'3" x 8'1" (3.13 x 2.47)



Window to the rear aspect, laminate flooring, built in storage cupboard and a radiator.

Outside



To the front of the property is a small garden laid to decorative aggregates and to the rear is an enclosed yard.

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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps Ultrafast 10000 Mbps

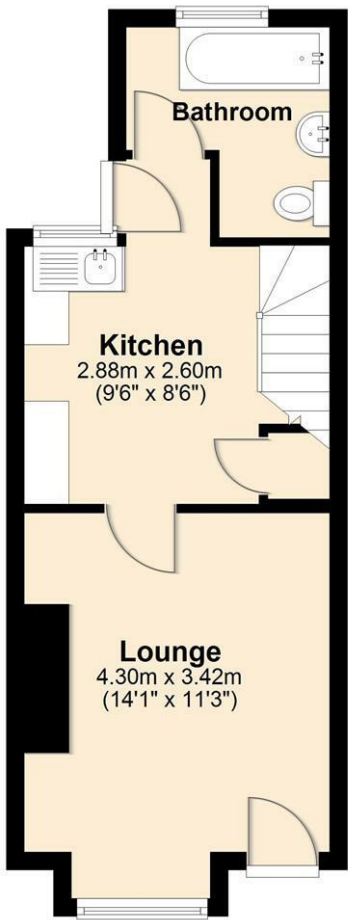
Coastal Erosion - No

Coalfield or Mining Area -No

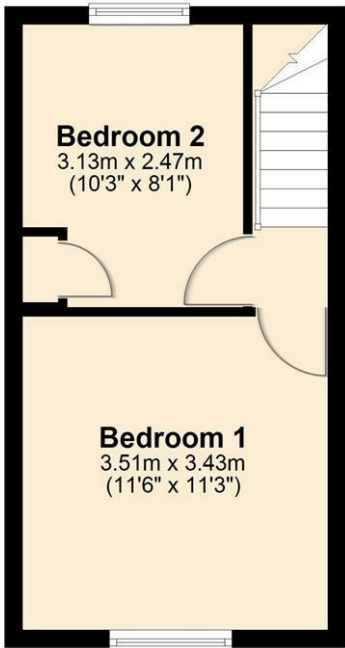
Planning -No

Floor Plan

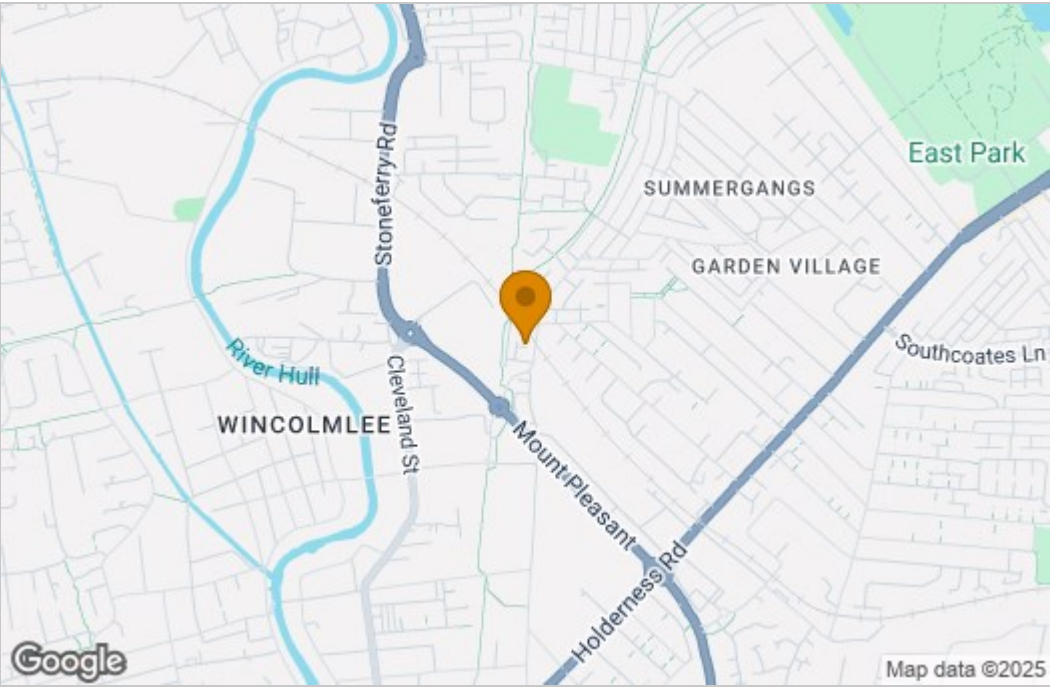
Ground Floor



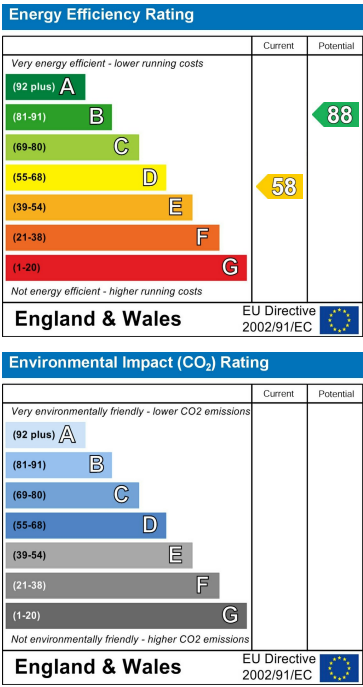
First Floor



Area Map



Energy Efficiency Graph



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