

Whitakers

Estate Agents



1091 Hedon Road, Hull, HU9 5QJ

£69,950

ATTENTION FIRST TIME BUYERS AND INVESTORS WITH THE LUCRATIVE LETTINGS MARKET IN MIND.

Located to the East of the City, handily placed for the A63 and M62 corridor and also the East coast, this traditional style mid terrace house briefly comprises entrance hall, lounge, dining room, fitted kitchen, two first floor bedrooms and a bathroom and has gas central heating to radiators and double glazing. Set within gardens to the front and rear, the property represents an excellent opportunity to gain a foothold on the property ladder or an interesting proposition for a landlord.

Entrance Hall

A square bay window to the front aspect, built in gas fire and a radiator.

Dining Room

Window to the rear aspect and a radiator.

Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect and a radiator.

Bedroom One



Window to the front aspect and a radiator.

Bedroom Two



Window to the rear aspect, fitted wardrobes, over head cupboards and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Window to the rear aspect and a radiator.

Gardens



To the front of the property is a garden with a variety of shrubs and to the rear a garden laid to lawn.

Council Tax

Hull City Council - Band

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 - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

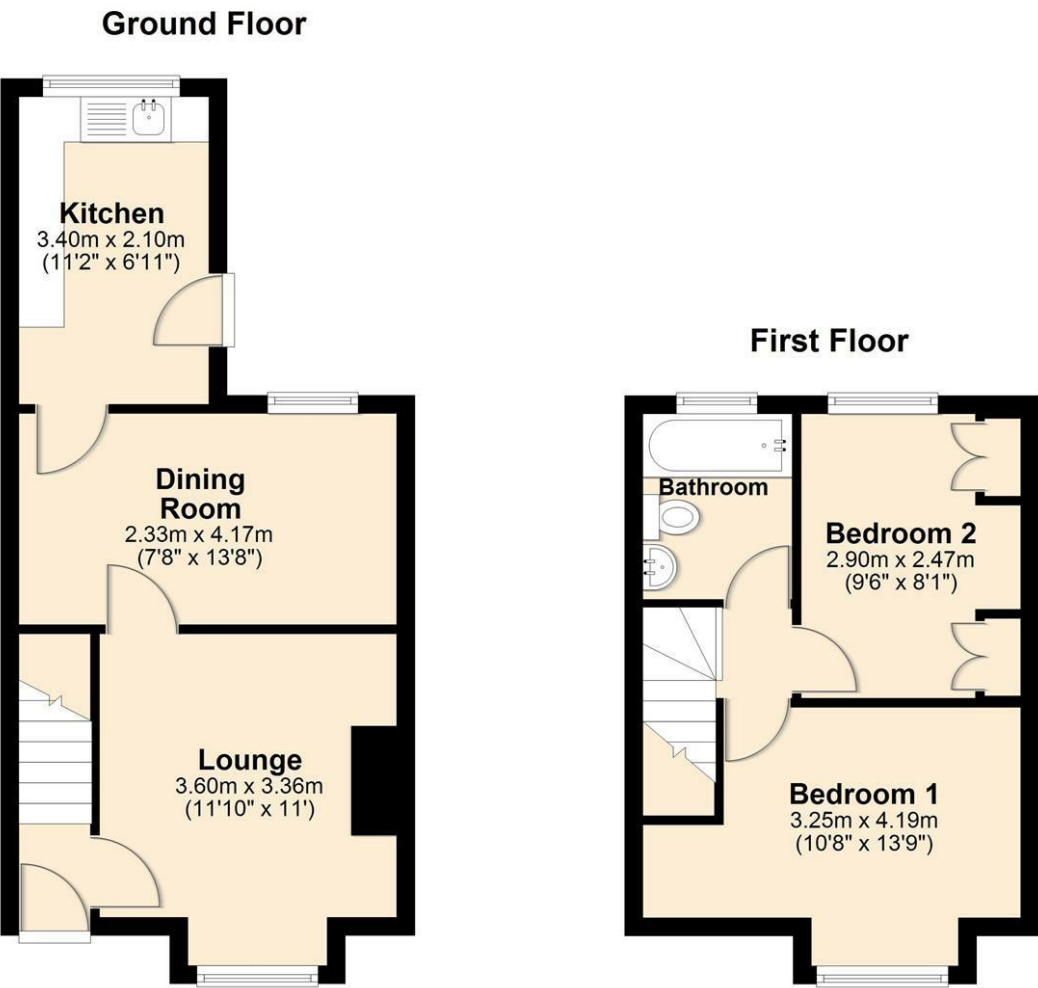
Coalfield or Mining Area -No

Planning -No

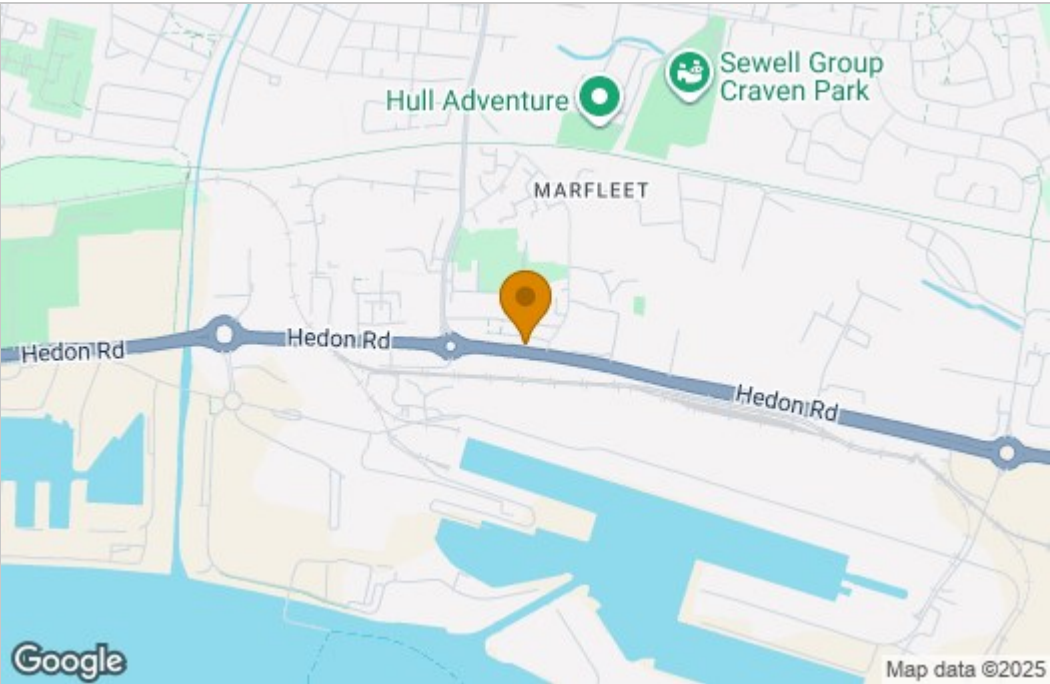
Whitakers Estate Agent Declaration:

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.

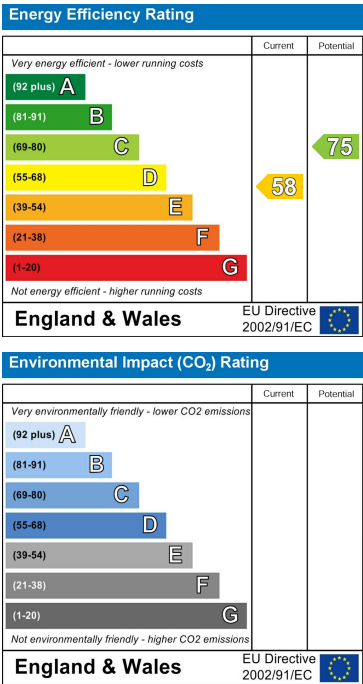
Floor Plan



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.