

Whitakers

Estate Agents



15 Whitby Street, Hull, HU8 7HN

£65,000

ATTENTION FIRST TIME BUYERS AND THE DISCERNING INVESTOR .
THIS TRADITIONAL STYLE MID TERRACE HOUSE REQUIRES SOME UPDATING AND OFFERS A GOOD
OPPORTUNITY FOR THE PURCHASER WITH VISION AND ENTHUSIASM.
THE ACCOMMODATION BRIEFLY COMPRISES LOUNGE AND DINING AREA, FITTED KICHEN, GROUND FLOOR
BATHROOM AND TWO BEDROOMS OF GOOD PROPORTION AND HAS GAS CENTRAL HEATING TO
RADIATORS AND DOUBLE GLAZING.
SITUATED HANDILY FOR ALL OF THE CITY CENTRE AMENITIES, APPOINTMENTS TO VIEW ARE
ENCOURAGED.

Lounge and Dining Area 14'9" x 12'11" (4.50 x 3.95)



Window to the front aspect, feature fire place, built in storage cupboard and a radiator.

Kitchen 17'6" x 9'0" (5.35 x 2.75)



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

Bathroom x 3'7" (x 1.10)



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. There is a radiator and an electric shower unit over the bath which has not been tested

Bedroom One 14'9" x 12'11" (4.50 x 3.95)



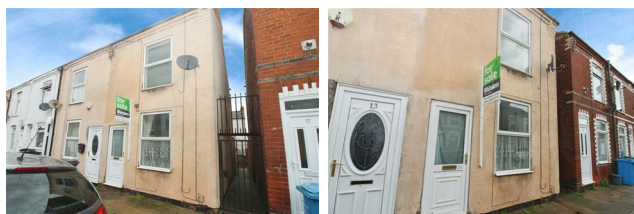
Window to the front aspect and a radiator

Bedroom Two 7'8" x 9'6" (2.35 x 2.90)



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

Outside



The front of the property abuts the street and to the rear is an enclosed yard.

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 a tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -Yes

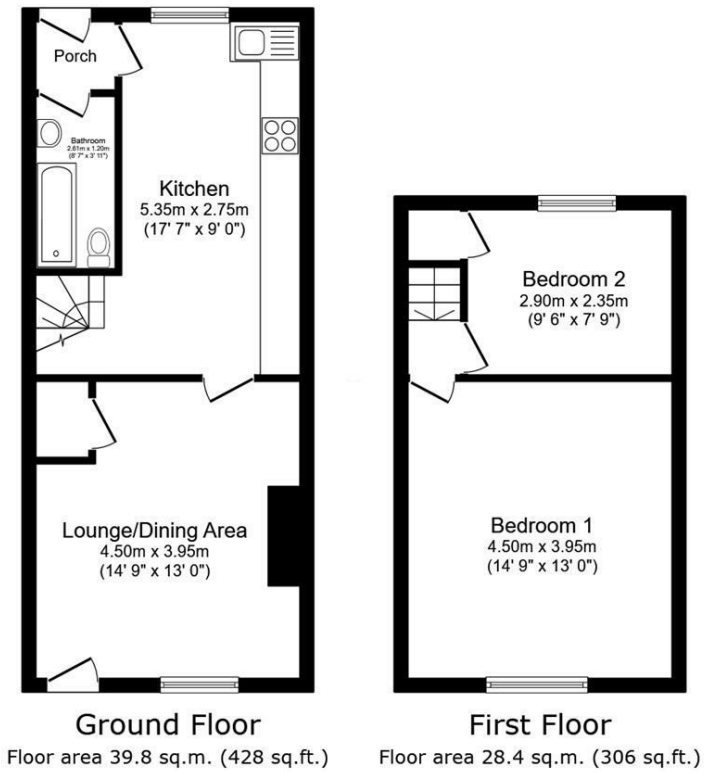
Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

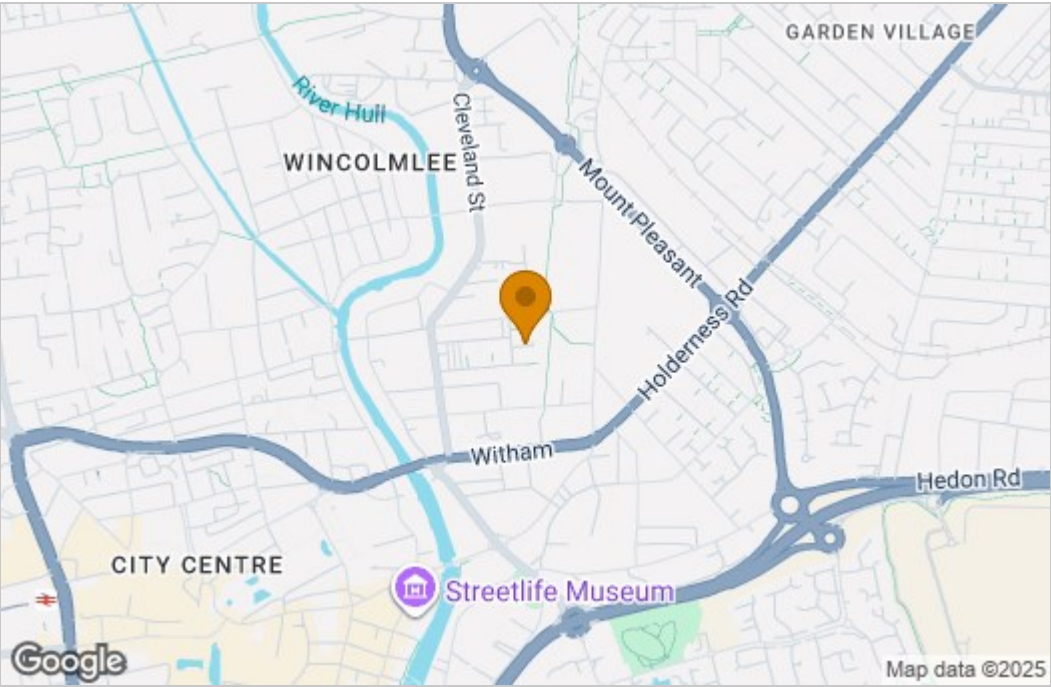
Floor Plan



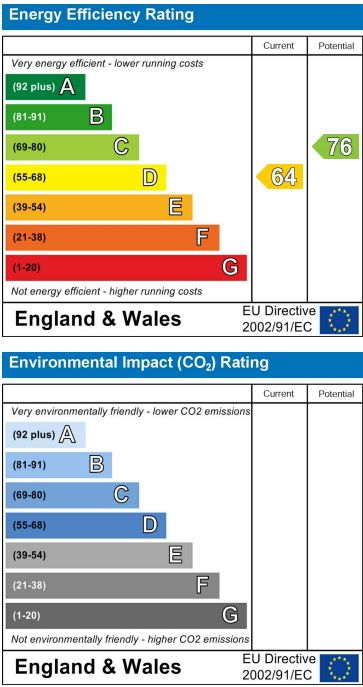
Total floor area: 68.2 sq.m. (734 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.