

Whitakers

Estate Agents



273 Rosmead Street, Hull, HU9 2TD

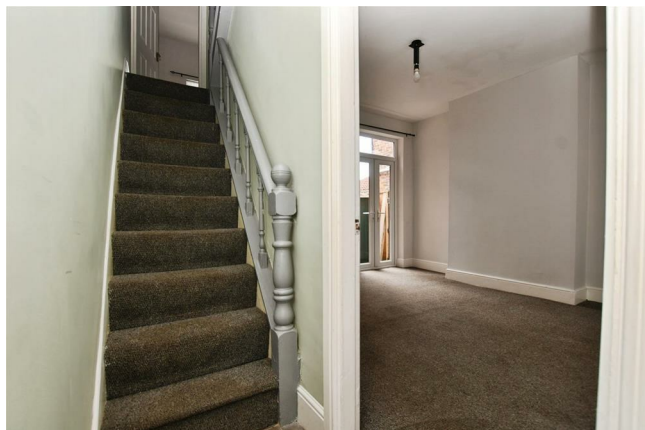
£120,000

Whitakers are delighted to offer this spacious, immaculate 3 bedroom terraced home to the market. Situated in a very popular and sought after area and ideally situated for local shops and amenities, the property will appeal to first time buyers and families alike.

Briefly comprising, entrance hall, Lounge/dining room, kitchen and rear lobby to the ground floor, there are 3 spacious bedrooms and bathroom to the first floor. Also benefiting from gas central heating and UPVC double glazing together with a larger than average rear garden, the property is sure to be popular, hence early viewing is recommended!

The Property Comprises

Entrance Hall



uPVC door, radiator, vinyl flooring with carpeted flooring to the stairs leading to the first floor landing.

Living/Dining Room 25'3" x 11'5" (7.71 x 3.49)



uPVC bay to the front aspect, uPVC french doors to the rear aspect, carpet flooring, two radiators, under stairs storage cupboard with a feature fireplace with gas fire insert leading into the;

Kitchen 11'6" x 9'1" (3.53 x 2.77)



uPVC windows to the side and rear aspect, vinyl flooring, a modern fitted kitchen with a range of wall, drawer and base units with contrasting worktops. Stainless steel drainer sink, integrated gas hob with extraction hood and electric oven. Partially tiled walls with radiator leading into the;

Rear Lobby



Vinyl flooring, radiator uPVC window to the rear aspect with uPVC door leading into the garden.

First Floor Landing



Carpeted flooring, loft hatch giving access to the loft space,

Bedroom One 10'2" x 16'7" (3.11 x 5.07)



uPVC bay window to the front aspect, radiator, carpeted flooring.

Bedroom Two 11'6" x 9'0" (3.51 x 2.76)



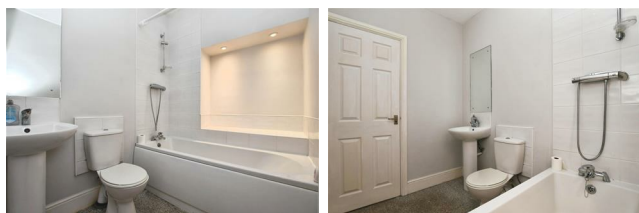
uPVC window to the rear aspect, radiator and carpeted flooring.

Bedroom Three 6'5" x 11'5" (1.96 x 3.49)



uPVC window the rear aspect, radiator and carpeted flooring.

Bathroom



Partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower fitted above the bath, pedestal wash basin and a low flush WC, down lighters, extractor fan and radiator.

Outside



To the front of the property was a low maintenance small front garden with iron fence surround. The rear garden is a generous in size, wooden fencing to the perimeter, grass laid lawn with paved patio area.

Council Tax

Hull City Council

Council tax 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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

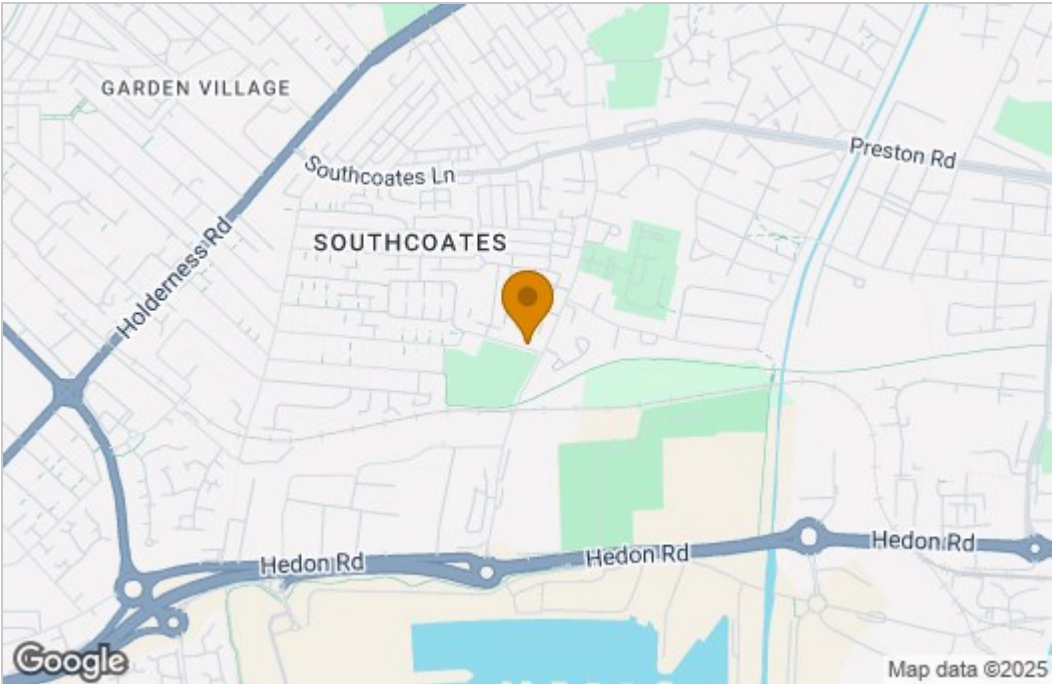
Whitakers Estate Agent Declaration:

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.

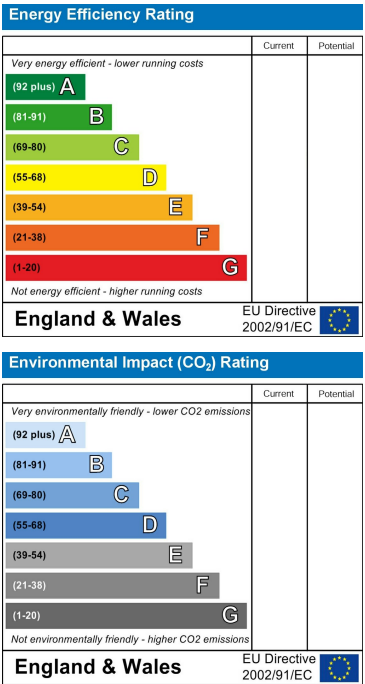
Floor Plan



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.