

Whitakers

Estate Agents



58 Newstead Street, Hull, HU5 3NQ

£97,500

****NO CHAIN- END TERRACED PROPERTY****

Enjoying a favoured position between Chanterlands Avenue and Princes Avenue, within the University catchment area and a short stroll to all of the popular bars and restaurants on offer, this traditional style end terrace house will appeal to investor looking towards the lucrative rental market, the first time buyer or indeed the young family. The accommodation comprises entrance hall, through lounge and dining area, fitted kitchen with appliances, first floor bathroom and two bedrooms and fixed staircase to a loft area. Having gas central heating to radiators and double glazing, the property is well presented and internal inspection is encouraged.

Front External



The Accommodation Comprises

Entrance Hall



With staircase off and a radiator.

Lounge 10'4" x 9'10" (3.15 x 3.00)



Angled bay window to the front aspect, Adam style fire place with built in gas fire, a radiator and feature archway to;

Dining Room 11'11" x 10'4" (3.65 x 3.15)



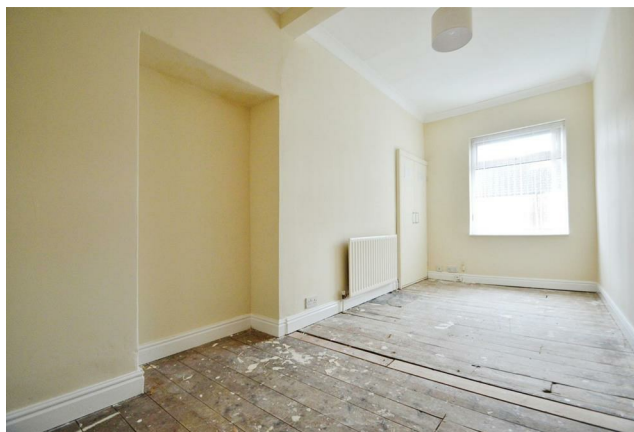
Window to the rear aspect, under stairs storage cupboard, Adam style fire surround and a radiator.

Kitchen 10'2" x 7'2" (3.10 x 2.20)



A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an insets stainless steel sink unit with monobloc tap. Window to the rear aspect, a radiator and built in electric oven and hob.

Bedroom One 16'4" x 7'6" (5.00 x 2.30)



Window to the front aspect and a radiator.

Bedroom Two 7'6" x 5'6" (2.30 x 1.70)



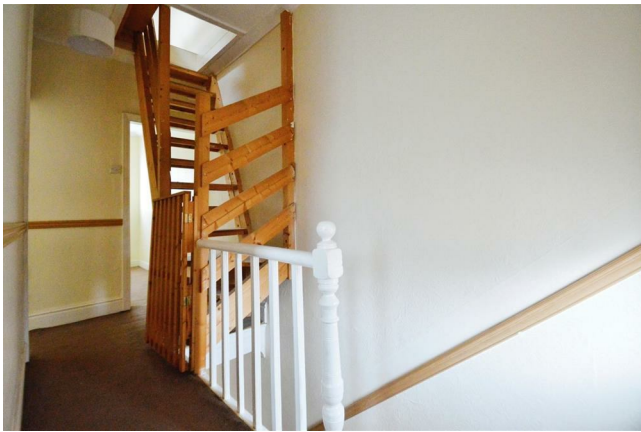
Window to the front aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. there is an electric shower unit with shower screen to the bath side, partially tiled walls and a radiator.

Landing



Loft Space 9'0" x 8'2" (2.75 x 2.50)



Accessible via a fixed staircase from the landing and having a "Velux" style window.

Externally



There is a forecourt and to the rear an enclosed yard with a brick built storage shed.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band- A- Hull City Council

Additional products and services

Whitakers 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.

Disclaimer

Services, fittings & equipment referred to in these sale 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.

Other services

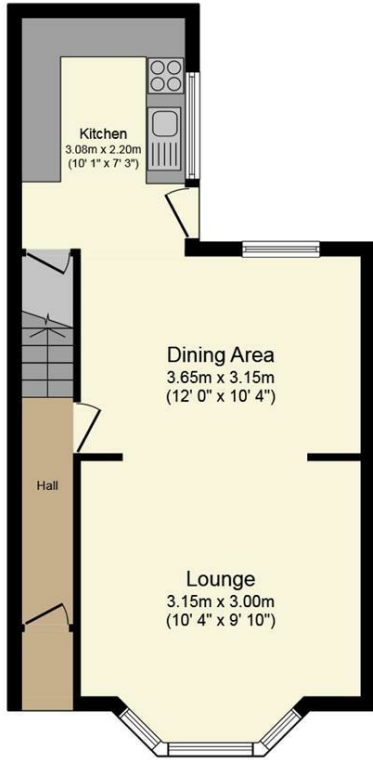
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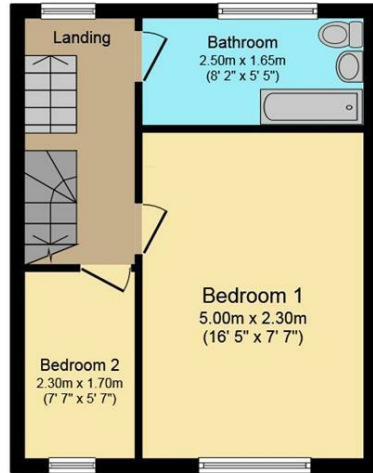
Sales valuations

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.

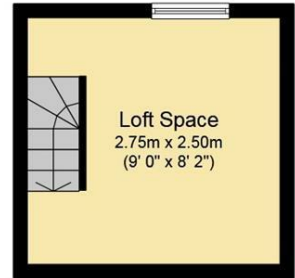
Floor Plan



Ground Floor



First Floor

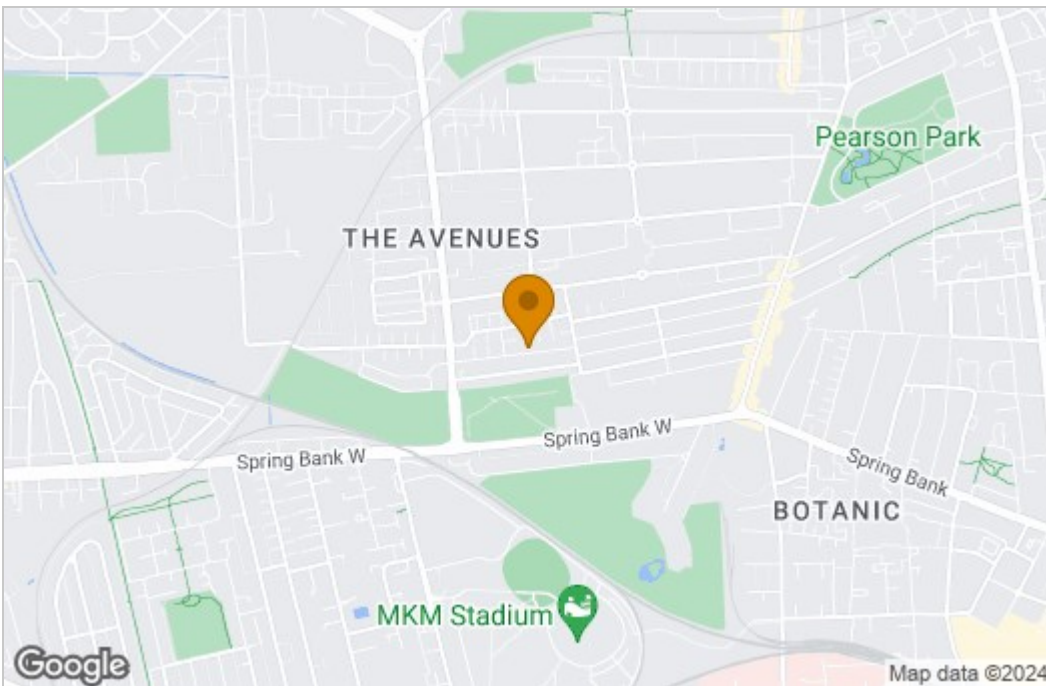


Second Floor

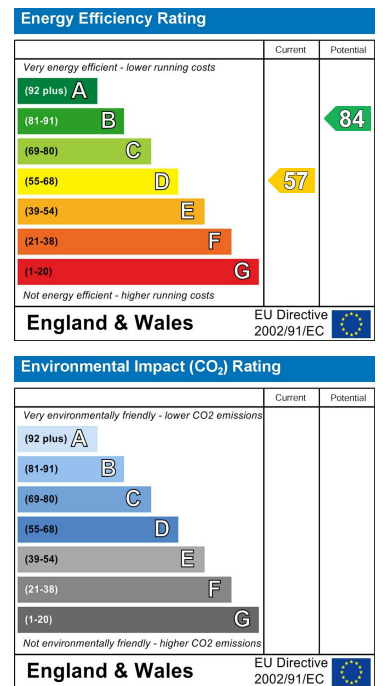
Total floor area 95.5 m² (1,028 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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