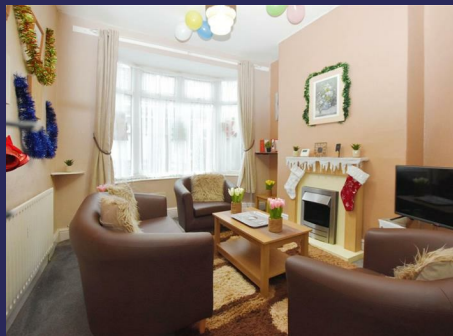


# Whitakers

Estate Agents



**15 Zetland Street, Hull, HU3 6EG**

**Asking Price £79,950**

Sold with tenant in situ at £550pcm.

This neat and tidy two bed terraced property is offered to the market with tenant in situ, situated in a prime residential location, ideal as a first step onto the ladder or should also suit investors looking to increase their portfolio.

The main features include - entrance hall, front lounge, open plan dining room and fitted kitchen / diner. The first floor boasts two good bedrooms along with the family bathroom suite.

Externally to the front of the property is a small low maintenance garden which is laid to lawn. To the rear of the property is an enclosed rear yard, again low maintenance in design.

Early viewings are advised.

## Accommodation Comprises

### Entrance

Wooden front door with window above.

### Hallway

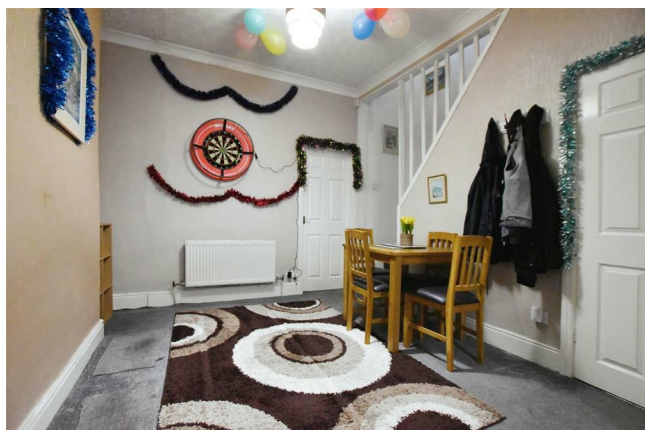
Storage cupboard and radiator.

Lounge 10'8 x 10'5 (3.25m x 3.18m)



UPVC double glazed bay window and radiator.

Dining Room 11'4 x 10'8 (3.45m x 3.25m)



Stairs leading to the first floor and radiator.

Kitchen 11'2 x 8'4 (3.40m x 2.54m)



UPVC double glazed door, a range of base, drawer and wall units with work tops above and splash back tiles. Sink unit with mixer tap over, radiator and door leading to the rear.

## First Floor Landing

Loft hatch.

Bedroom One 13'8 x 10'8 (4.17m x 3.25m)

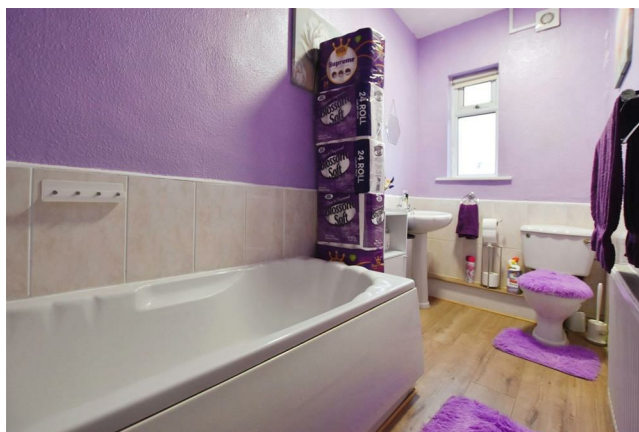


UPVC double glazed window and radiator.

Bedroom Two 8'2 x 5'4 (2.49m x 1.63m)

UPVC double glazed window and radiator.

Bathroom 11'8 x 4'9 (3.56m x 1.45m)



UPVC double glazed window, panelled bath, pedestal sink unit, low flush WC, radiator and laminate flooring.

## Externally



Externally to the front of the property is a small low maintenance garden which is laid to lawn. To the rear of the property is an enclosed rear yard, again low maintenance in design.

## Tenure

The property is freehold.

## Council Tax

Council Tax Band A.

#### 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

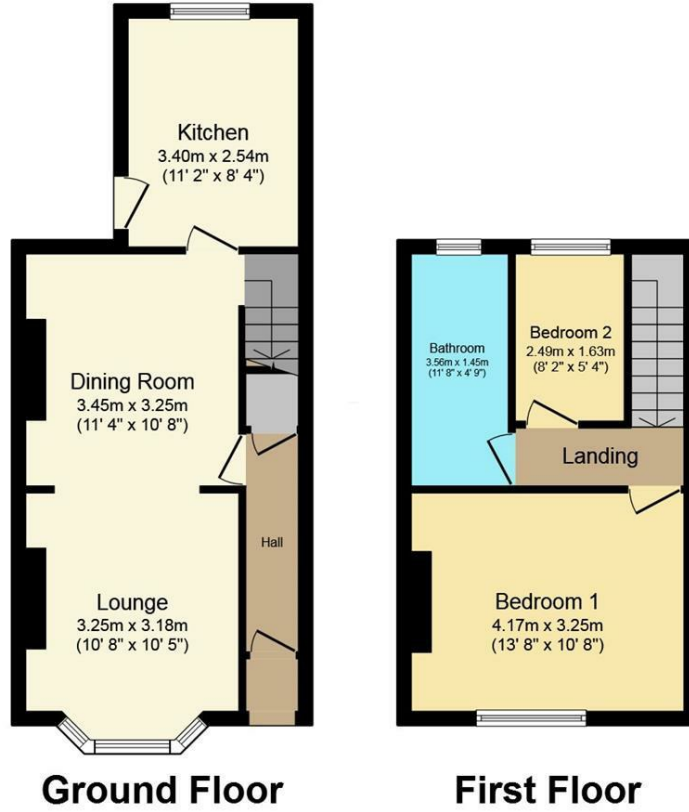
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#### Sales valuations

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.

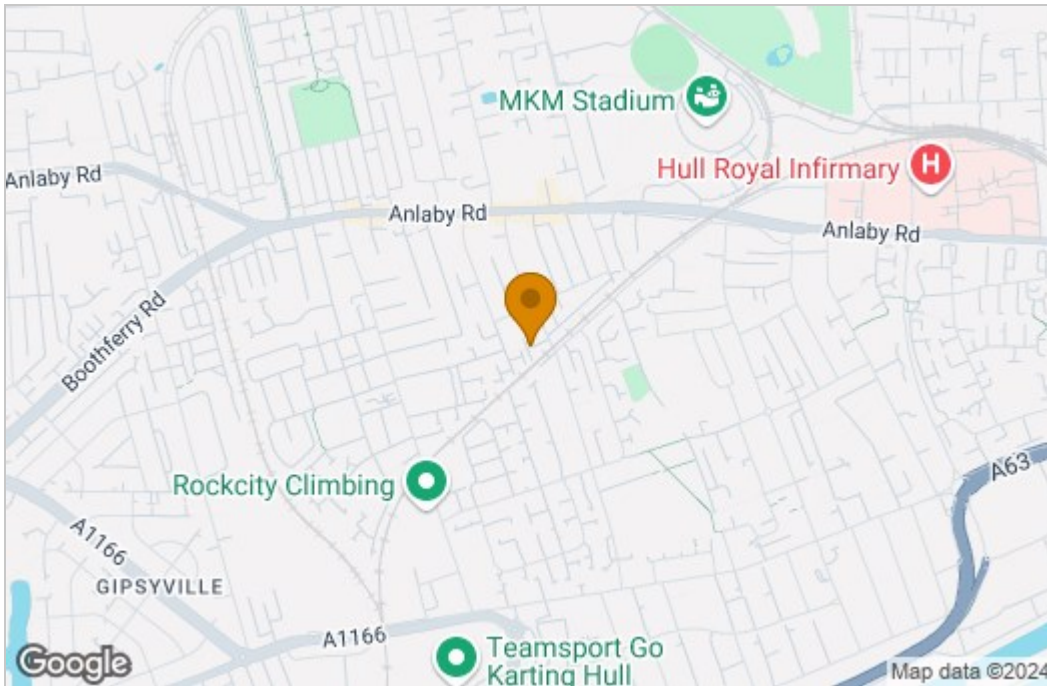
# Floor Plan



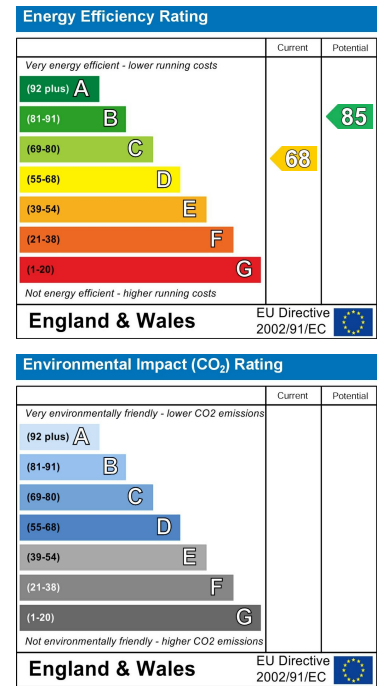
Total floor area 64.9 m<sup>2</sup> (699 sq.ft.) approx

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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