

# Whitakers

Estate Agents



## 32 Ena Street, Hull, HU3 2TG

**Offers In The Region Of £80,000**

This three bedroom unique property is offered to the market with no chain involved, situated close to local amenities and providing easy access into the city centre. The property is in need of modernisation and offers a large through lounge / diner room and off street parking.

The property briefly comprises : lounge/ dining room, kitchen, lobby and bathroom to the ground floor. To the first floor are three bedrooms. To the front of the property there is a garden and a side driveway with wrought iron gates and fencing to the surround. Gates lead to a further garden with fencing to the surround and a storage shed.

## Accommodation Comprises

### Entrance

Door leading to lounge / dining room.

Lounge / Dining Room 16'5" x 10'4" max (5.02 x 3.15 max)



Two UPVC double glazed windows, two gas central heating radiators, feature fireplace, coved ceiling and staircase to the landing off.

Kitchen 8'4" x 8'3" max (2.55 x 2.54 max)



UPVC double glazed window, gas central heating radiator, fitted units and a single drainer sink unit.

### Lobby

UPVC double glazed entrance door.

## Bathroom

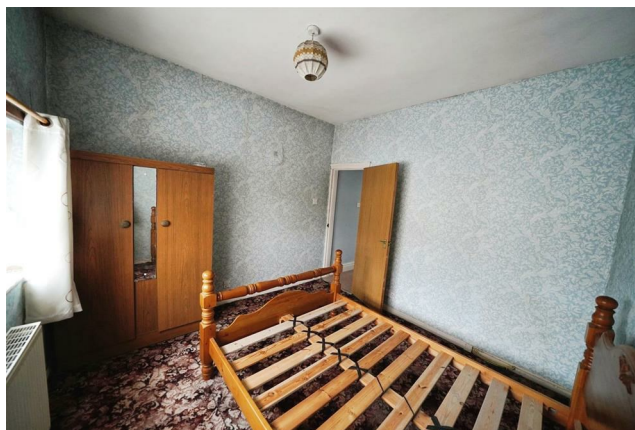


UPVC double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC.

## Landing

Coved ceiling and access to the loft space.

Bedroom One 10'3" x 10'2" max (3.14 x 3.12 max)

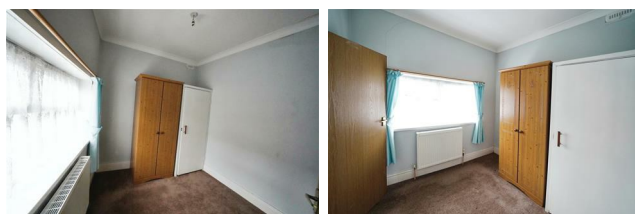


UPVC double glazed window and a gas central heating radiator.

## Inner Landing

UPVC double glazed window and a coved ceiling.

Bedroom Two 8'6" x 7'10" max (2.60 x 2.40 max)



UPVC double glazed window, gas central heating radiator, coved ceiling and a storage cupboard.

Bedroom Three 10'4" x 6'3" max (3.17 x 1.92 max)

Window leading to the inner landing.

## Externally



To the front of the property there is a garden and a side driveway with wrought iron gates and fencing to the surround. Gates lead to a further garden with fencing to the surround and a storage shed.

### Agents Notes

The property narrows front to back and the measurements are based on the widest points.

### Tenure

The property is freehold.

### Council Tax Band

Council Tax Band A

### Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 6 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/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.

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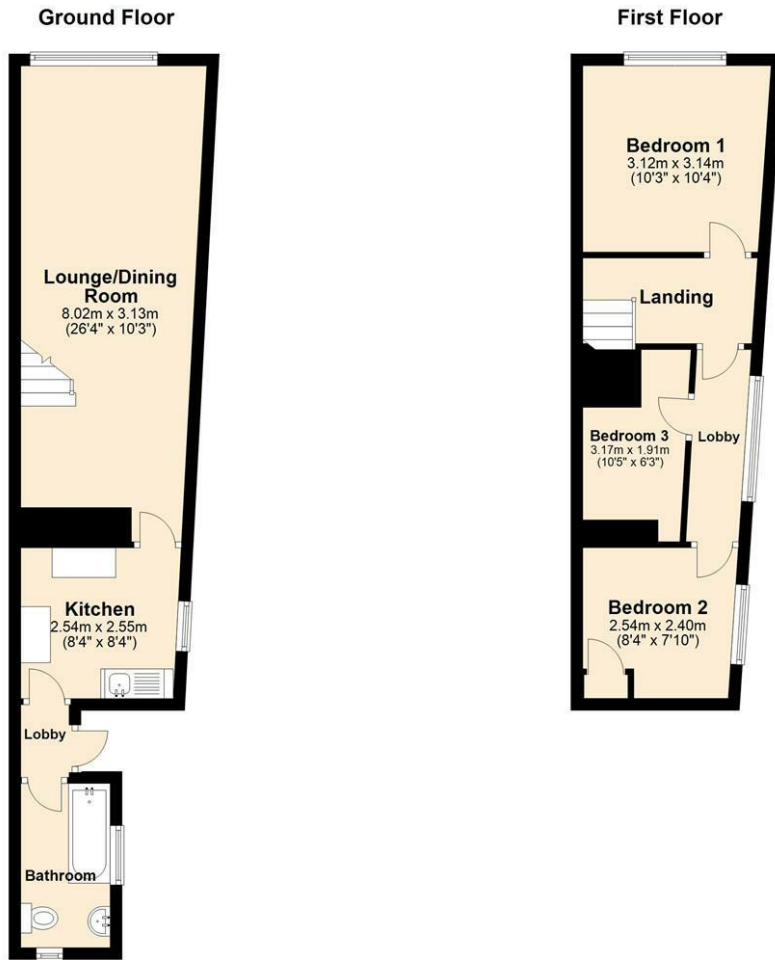
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### Sales valuations

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

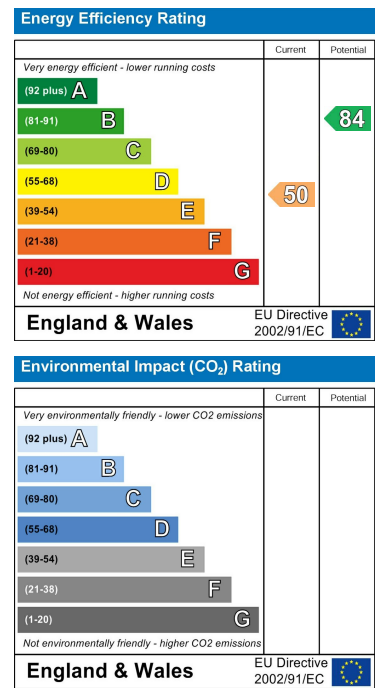


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.