

Whitakers

Estate Agents



162 Belvoir Street, Hull, HU5 3LT

£75,000

No Onward Chain!

This deceptively spacious two bed terraced property is offered to the market with no onward chain, situated in a sought after residential location, benefiting from a wide range of local amenities and enjoys easy access to both the Hospitals and University.

The property would benefit from some TLC however priced to reflect the work needed and saves paying a huge premium for someone else's work and tastes.

The main features include - entrance, through lounge diner and fitted kitchen, with useful W.C and lean to veranda. The first floor boasts two good bedrooms along with the family bathroom suite.

Externally to the front of the property is a low maintenance garden, the rear is also low maintenance in design and majority walled to the boundary.

Early viewings are advised.

Accommodation Comprises

Entrance

Wooden glazed front door.

Hallway

Wall mounted electric heater.

Through Lounge / Diner 13'0 max x 10'9 (3.96m max x 3.28m)



UPVC double glazed bay window and wall mounted gas fire.

Dining Area 11'9 x 10'2 (3.58m x 3.10m)



Wooden double glazed window, understairs storage and gas fire.

Kitchen 10'6 x 8'0 (3.20m x 2.44m)



UPVC double glazed window, a range of base, wall and drawer units with work tops over and splash back tiles. Sink unit and drainer with mixer tap over, plumbing for an automatic washing machine, tiled floor and part tiled walls.

Lean to 5'1 x 4'7 (1.55m x 1.40m)

UPVC double glazed door and window, polycarbonate roof.

WC

UPVC double glazed window, low flush WC, tiled floor and polycarbonate roof.

First Floor Landing

UPVC double glazed window.

Bedroom One 13'4 max x 10'9 (4.06m max x 3.28m)



UPVC double glazed window and built in storage cupboard.

Bedroom Two 8'6 x 7'1 (2.59m x 2.16m)



UPVC double glazed window.

Bathroom 8'5 x 4'4 (2.57m x 1.32m)



UPVC double glazed window, panelled bath, pedestal sink unit, low flush WC, partly tiled walls.

Externally



Externally to the front of the property is a low maintenance garden, the rear is also low maintenance in design and majority walled to the boundary.

Tenure

The property is freehold.

Council Tax Bands

Council Tax Band A.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 10 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - 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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Sales valuations

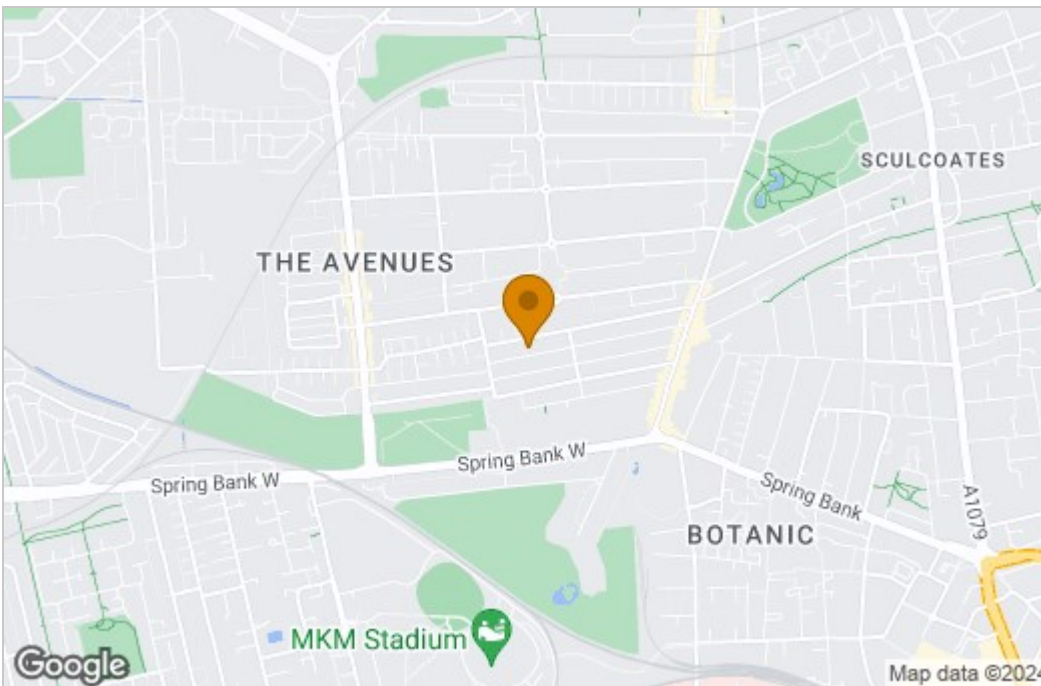
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

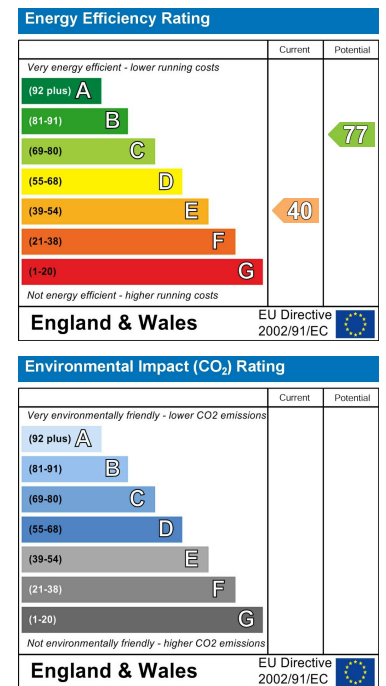


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.