

Whitakers

Estate Agents



8 Prince Street, Hull, HU1 2LJ

Asking Price £295,000

Whitakers Estate Agents are pleased to introduce this charming Grade 2 listed town house which was built circa 1760's fitting the time-honoured Georgian style of construction and has been much enhanced from its original design to effortlessly combine a range of traditional features with a modern and contemporary lifestyle whilst also offering the potential for commercial use.

The property is located in the heart of Hull's historic Old Town and upon one of its most photographed streets of Hull, also enjoying the tranquility of its peaceful surroundings.

The internal layout briefly comprises entrance hall with access to the rear courtyard and open plan fitted kitchen / dining room. A fixed staircase ascends to the first floor which boasts a spacious bay fronted lounge with feature fireplace and bedroom. A further flight of stairs lead to the second floor landing with built in storage and access to the large partly boarded loft space, two bedrooms and a bathroom furnished with a four piece suite.

Externally to the front aspect, there is a mature shared front garden with non-allocated parking space. The rear courtyard is low maintenance in design being block paved with pebbled seating area and brick walling to the perimeter; secured wrought iron gates open to the resident's car park.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The Accommodation Comprises

Ground floor

Entrance Hall



Wooden entrance door with single glazed window, central heating radiator, under stairs storage cupboard and wooden flooring. A further wooden door opens to the rear communal courtyard.

Open Plan Kitchen/Dining Room



Dining Room 11'11" x 14'9" (3.64 x 4.52)

Two wooden single glazed windows, two central heating radiators and wooden flooring.

Kitchen 10'7" x 12'4" (3.25 x 3.77)



Wooden single glazed window, wooden flooring and furnished with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap provision for a gas cooker with extractor hood above and integrated appliances including washing machine and dishwasher.

First Floor

Landing



Wooden single glazed window and carpeted flooring. Leading to :

Lounge 13'7" x 18'9" (4.15 x 5.72)



Wooden single glazed bay window, central heating radiator, feature fireplace, two built in storage cupboards and carpeted flooring.

Bedroom Three 10'7" x 12'6" (3.23 x 3.83)



Wooden single glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

Second Floor

Landing

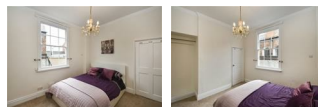
With access to the large partially boarded loft space, wooden single glazed window, built in storage cupboard and carpeted flooring. Leading to:

Bedroom One 12'0" x 9'10" (3.67 x 3.01)



Wooden single glazed window, central heating radiator and carpeted flooring.

Bedroom Two 11'10" x 8'0" (3.62 x 2.46)



Wooden single glazed window, central heating radiator and carpeted flooring.

Bathroom



Two single glazed windows, central heating radiator, wooden flooring and furnished with a four piece suite comprising freestanding bath with dual taps, walk-in enclosure with electric shower, wash basin with mixer tap and low flush W.C.

External



Externally to the front aspect, there is a mature shared front garden with non-allocated parking space. The rear courtyard is low maintenance in design being block paved with pebbled seating area and brick walling to the perimeter; secured wrought iron gates open to the resident's car park.

Location

The property is located in the heart of Hull's historic Old Town and upon one of its most photographed streets; the new occupier will enjoy not only enjoy scenic walks passing the Hull Minster or Waterfront to local convenience stores and dining facilities, but will also appreciate close proximity the Princes Quay and St Stephens shopping centre – both of which contain further leisure facilities such as cinemas, bowling lanes or miniature golf, Humber Street and Marina with its bustling nightlife, Bonus Arena supporting a variety of concerts / shows and highly accessible transport links (namely Castle Street, A63 and to M62 motorway) without compromising on the tranquillity of its peaceful surroundings.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Hull City Council- Council Tax Band D

Material Information

Construction - Standard

Conservation Area - Old Town

Flood Risk - High

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

Broadband - Basic 6 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 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.

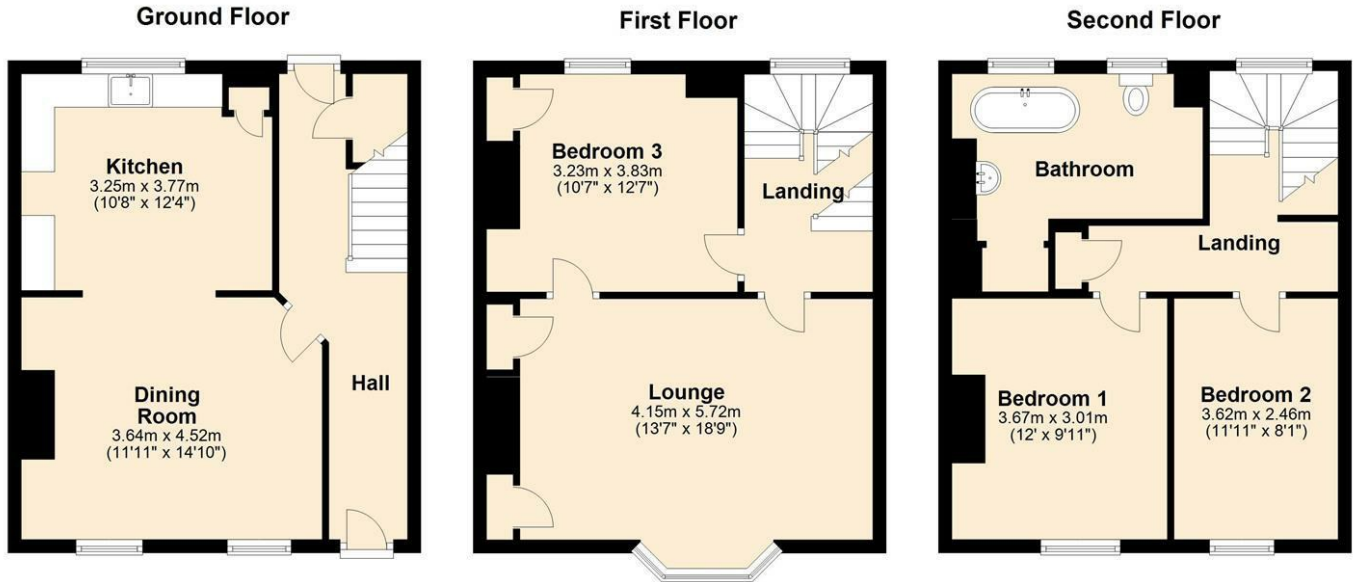
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

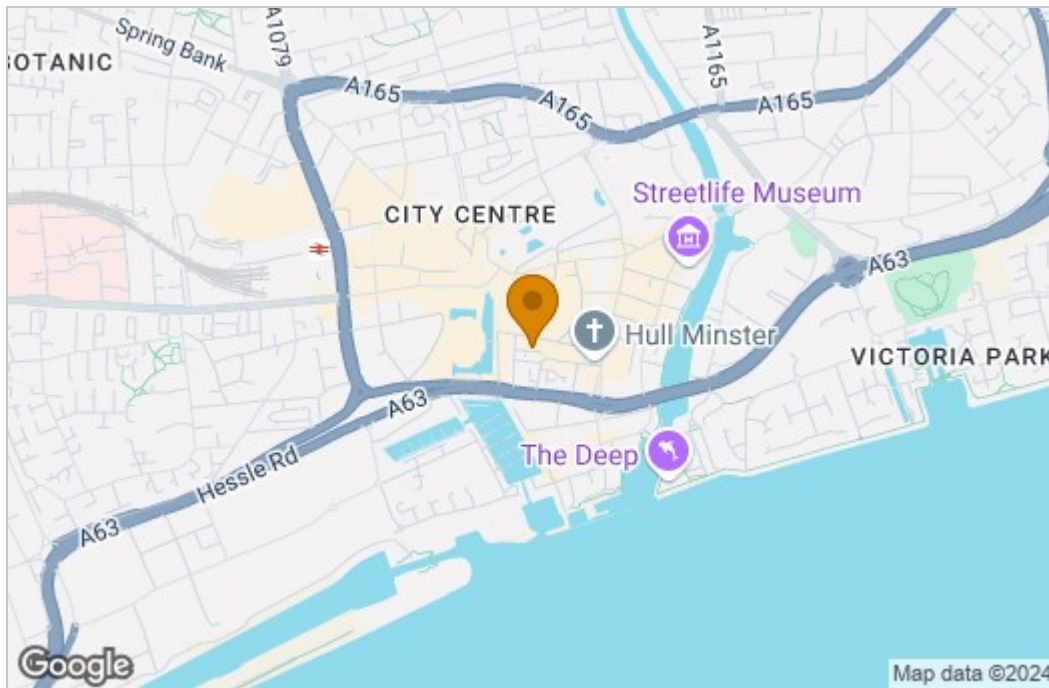
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Floor Plan

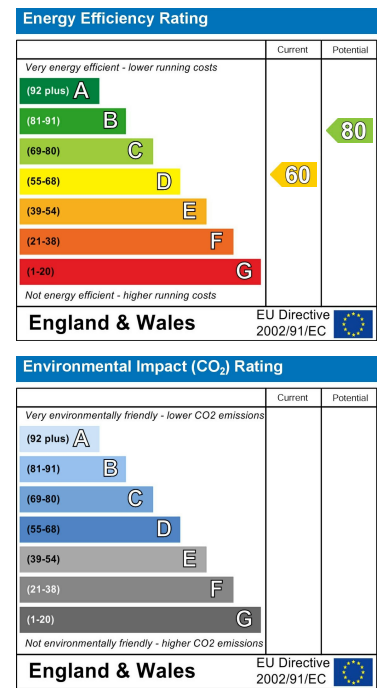


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.