

Whitakers

Estate Agents



9 Berkeley Street, Hull, HU3 1PR

£140,000

**** NO ONWARD CHAIN ****

Introducing this much extended terrace house that would benefit from a degree of modernisation throughout, yet provides a rare opportunity for the growing family who require the ample amount of living space the property effortlessly provides.

The property is located on the popular residential location Berkeley Street off Spring Bank, meaning it falls within the immediate catchment of the highly regarded Pearson Primary School. It enjoys close proximity to an abundance of local amenities including convenience stores, bars and restaurants. Highly accessible transport links also provide a short journey to the Hull City centre as well as multiple routes to surrounding areas. The internal layout briefly comprises: ground level entrance hall, bay fronted lounge and spacious dining room; an inner lobby which incorporates a cloakroom leads to the fitted kitchen. A fixed staircase ascends to the first floor which boasts four double bedrooms, two bathrooms furnished with three piece suites and another flight of stairs leading to the second floor and large fifth bedroom / loft room.

Externally to the front aspect there is a courtyard with brick walling to the surround. A gated shared side passage leads to the rear garden: mainly laid to lawn with a path leading to the detached garden room and fencing to the surround.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



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Ground floor

Entrance hall

UPVC double glazed door, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to :

Lounge 15'6" x 13'5" (4.73 x 4.10)



UPVC double glazed bay window, central heating radiator and carpeted flooring.

Dining room 13'10" x 11'10" (4.23 x 3.63)



UPVC double glazed window, central heating radiator, feature fireplace with tiled inset / hearth and decor wooden surround and carpeted flooring.

Inner lobby

Tile effect laminate flooring and leading to :

Cloakroom

Laminate flooring and furnished with a two piece suite comprising wash basin with dual taps and low flush W.C.

Kitchen 15'2" x 12'11" (4.64 x 3.95)



UPVC door to the rear garden, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, oven with hob and hood above and plumbing for a washing machine.

First floor

Split level landing

With access to the loft hatch, fitted storage cupboards built in storage and carpeted flooring. Leading to :

Bedroom three 3.89 x 3.46



UPVC double glazed window, central heating radiator, feature fireplace, fitted storage cupboard and carpeted flooring.

Bathroom one



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush WC.

Bathroom two



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three piece suite

comprising panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush WC.

Bedroom one 13'10" x 11'10" (4.23 x 3.62)



UPVC double glazed window, central heating radiator and carpeted flooring.

Inner landing space

Carpeted flooring and leading to :

Bedroom two 12'11" x 10'5" (3.95 x 3.18)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom four 9'7" x 8'11" (2.94 x 2.72)



UPVC double glazed window, central heating radiator and carpeted flooring.

Second floor

Bedroom five 17'4" x 16'7" maximum (5.30 x 5.06 maximum)



Roofy window, central heating radiator, built-in storage and carpeted flooring.

Rear external



The rear garden is mainly laid to lawn with a path leading to the detached garden room and fencing to the surround.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00080025000905

Council Tax band - B

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 12 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - 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

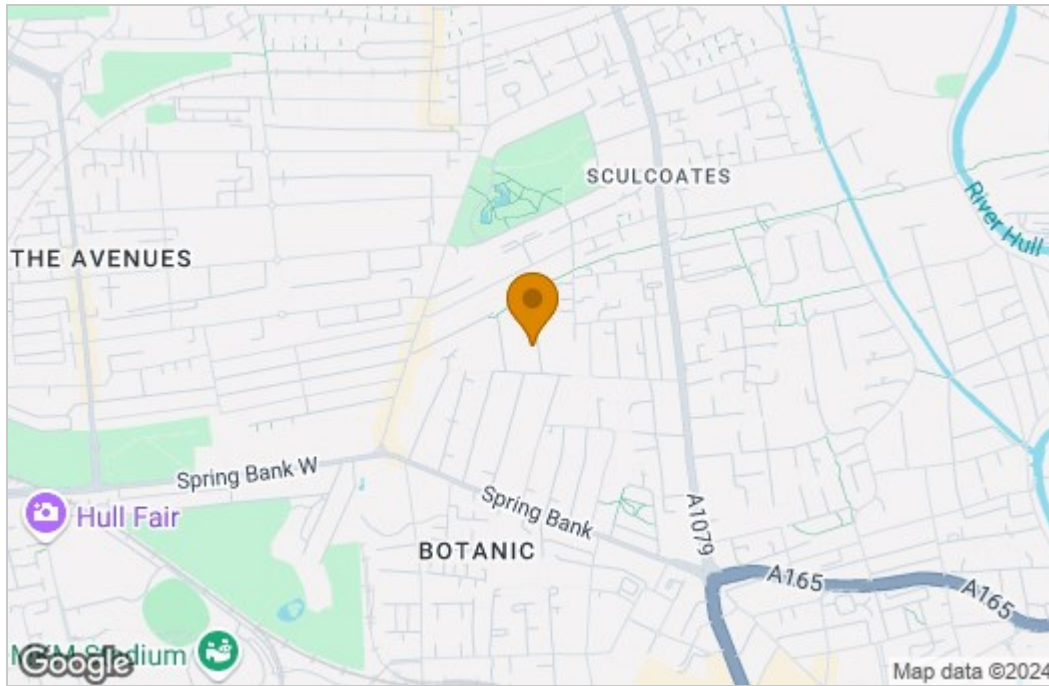
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Floor Plan

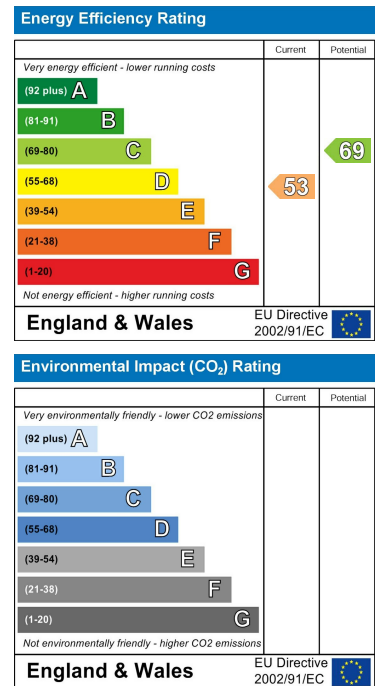


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.