

Whitakers

Estate Agents



37 Dover Street, Hull, HU3 1PS

£125,000

No Onward Chain!

This large terraced property is offered to the market with no onward chain, situated in a sought after residential location, ideal for the growing family, or equally large enough to accommodate two families that wish to live together.

The main features include - spacious entrance, front lounge, sitting room, dining room together with the fitted kitchen and useful ground floor W.C. The first floor boasts three good sized bedrooms (beds one and two with built in storage) along with the family bathroom suite and separate W.C.

Externally to the front is a low maintenance garden, the rear garden is enclosed to the boundary, with gated secret garden beyond.

All in all this property really ticks all the boxes in terms of size and location. Early viewings are advised.

The Accommodation Comprises

Hallway

UPVC entrance door and double glazed windows to the side aspects, radiator, staircase leading to the first floor split level landing, understairs storage cupboard and period features.

Lounge 17' x 13'8 (5.18m x 4.17m)



UPVC double glazed bay window and radiator.

Sitting Room 16'6 x 11'6 (5.03m x 3.51m)



UPVC double glazed bay window and radiator.

Dining Room 12'1 x 9'5 (3.68m x 2.87m)



UPVC double glazed window and radiator.

Kitchen 10'7 x 9'6 (3.23m x 2.90m)



Two UPVC double glazed windows and radiator. Fitted with a range of base, drawer and wall mounted units with worktops over and splash back tiles above. Fitted with a cooker, hob and cooker hood over.

Rear Lobby

UPVC double glazed door leading to the rear garden.

Downstairs W.C

UPVC double glazed window and a low flush W.C.

Split Level Landing

With access to the loft hatch.

Bedroom One 13'5 x 18'2 (4.09m x 5.54m)



Two UPVC double glazed windows, radiator and built in storage.

Bedroom Two 13'5 x 11'6 (4.09m x 3.51m)



UPVC double glazed window, radiator and storage.

Bedroom Three 9'8 x 9'8 (2.95m x 2.95m)



UPVC double glazed window and radiator.

W.C

UPVC double glazed window and a low flush W.C.

Bathroom



UPVC double glazed window, radiator and partially tiled walls. Fitted with a panelled bath with an electric shower over and a pedestal sink unit.

Externally



Externally to the front is a low maintenance garden, the rear garden is enclosed to the boundary, with gated secret garden beyond.

Tenure

The property is freehold.

Council Tax

Hull City Council- Council Tax Band- A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13 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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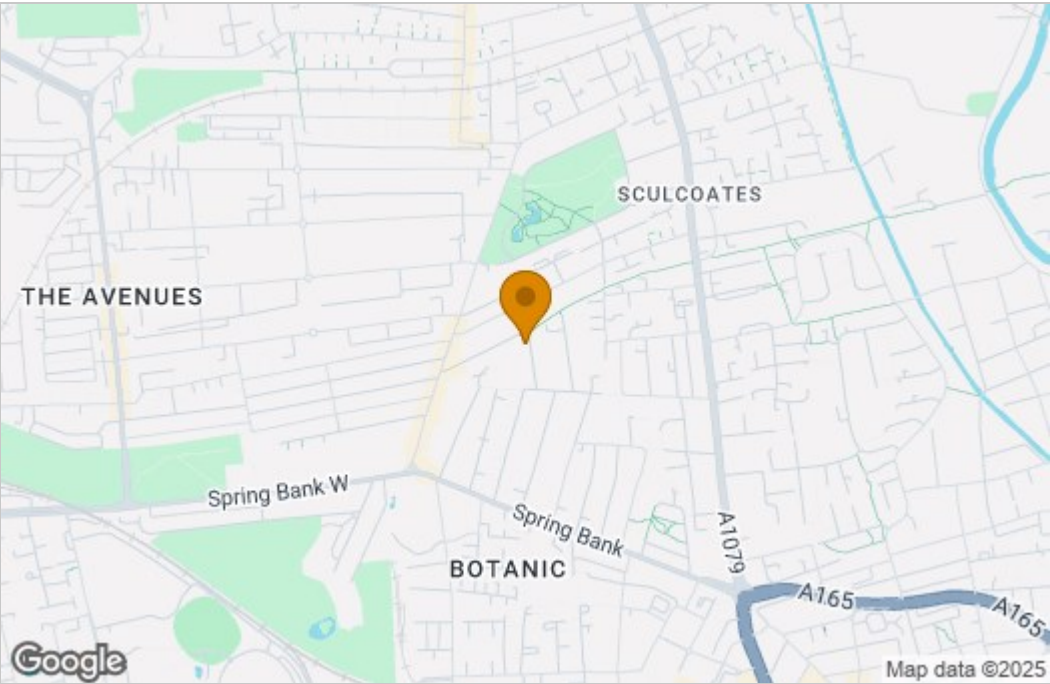
Sales valuations

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.

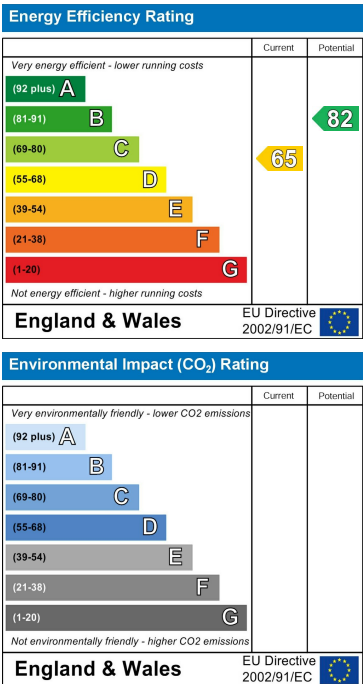
Floor Plan



Area Map



Energy Efficiency Graph



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