

# Whitakers

Estate Agents



4 Newington Street

, Hull, HU3 5LX

Asking Price £185,000



# 4 Newington Street

, Hull, HU3 5LX

Asking Price £185,000



## Accommodation Comprises

### Entrance Hall

Double glazed entrance door, gas central heating radiator and staircase to the landing off.

### Cloakroom / WC

UPVC double glazed window, gas central heating radiator, low flush WC and wash basin.

### Lounge

UPVC double glazed window to the side elevation and UPVC double glazed French windows leading to the rear garden, gas central heating radiator and an under stairs storage cupboard.

### Dining Kitchen

UPVC double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and up stands, inset stainless steel single drainer sink unit with a mixer tap, integrated appliances including a split level oven and hob with a cooker hood over, fridge freezer, dish washer and washing machine, enclosed gas central heating boiler.

### Landing

Gas central heating radiator. Leads to:

### Bedroom Two

UPVC double glazed window to the rear elevation and a gas central heating radiator.

### Bedroom Three

UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bathroom

UPVC double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, extractor fan and tiled flooring.

## Office

UPVC double glazed window to the front aspect, gas central heating radiator and a staircase leading to the second floor.

## Second Floor

### Bedroom One

UPVC double glazed window to the front aspect and a gas central heating radiator.

### Ensuite

Towel rail radiator, double glazed window, partially tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, tiled flooring and an extractor fan.

## Externally

To the front of the property there is a well stocked garden. At the rear of the property there is a further enclosed garden with fencing to the surround.

## Parking

Twin parking spaces to the side driveway.

## Estate Fees

## Tenure

The property is freehold.

## Council Tax

Council Tax Band A

Tel: 01482 330490



### Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - 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.

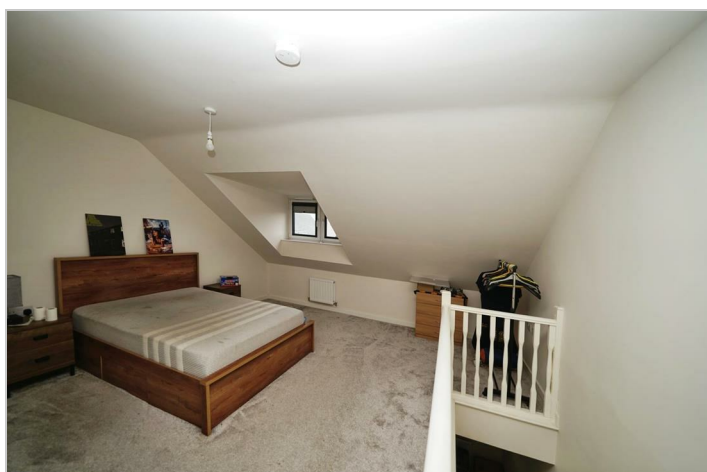
### Other services

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.

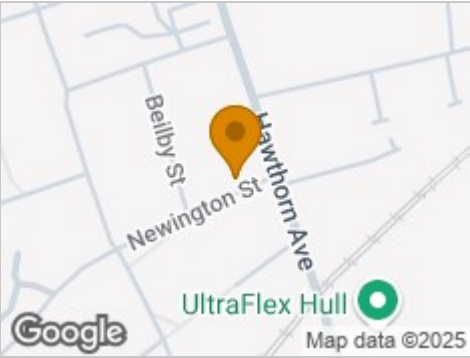
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### 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.



Road Map



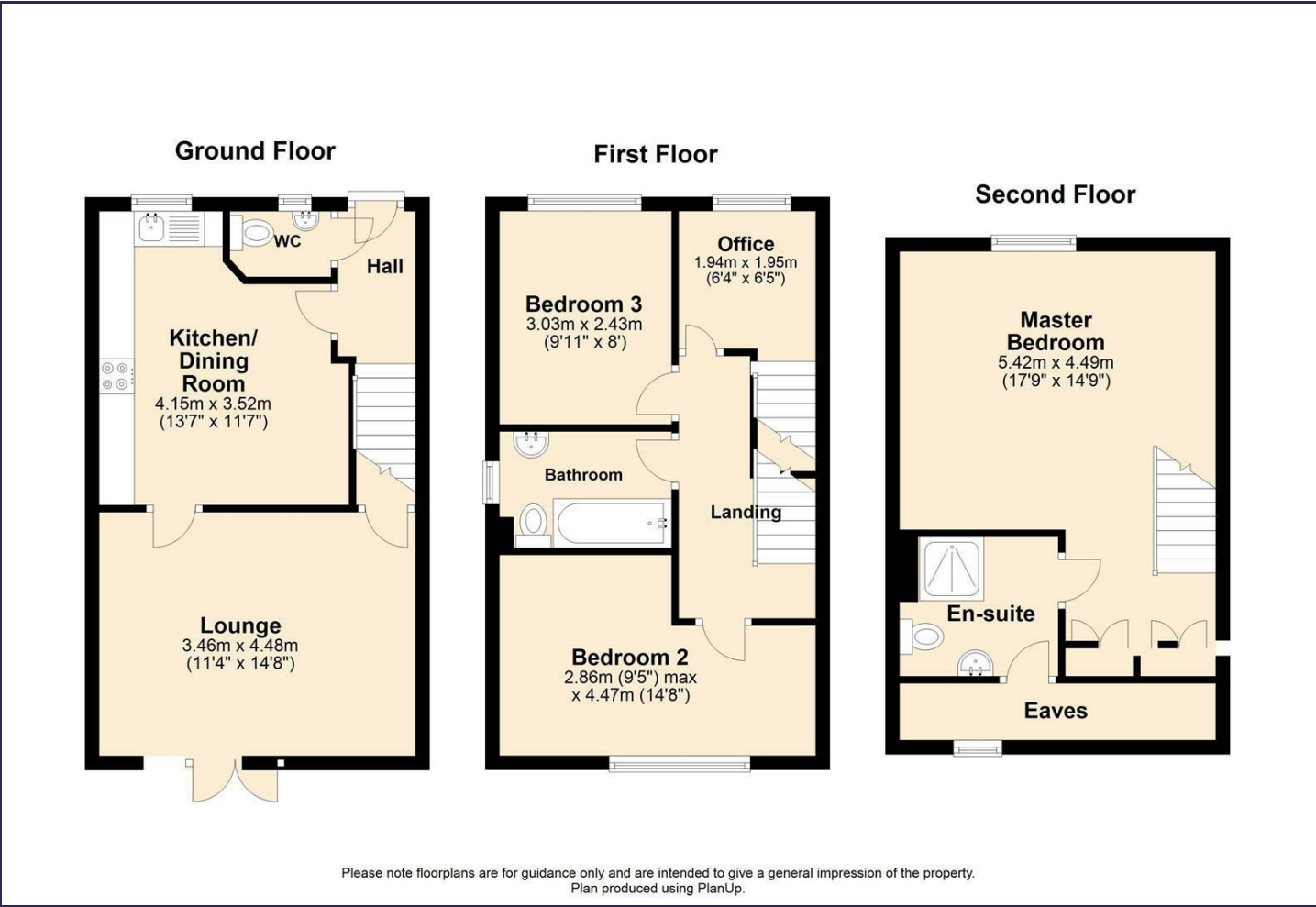
Hybrid Map



Terrain Map



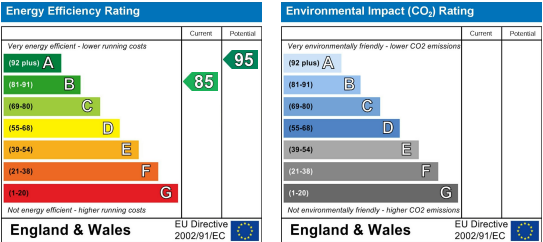
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.