

Whitakers

Estate Agents



4 Thorn Leigh, Bean Street, Hull, HU3 2PN

£90,000

No Onward Chain!

This neat and tidy two bedroom semi detached property is offered to the market with no onward chain, situated down a modern cul de sac located just off Anlaby Road, well placed to access the Hospital and boasts great transport links close by.

The main features include - entrance, fitted kitchen and spacious lounge / diner with French doors that open out to the garden. The first floor boasts two good bedrooms (both fitted) together with the well appointed family bathroom suite.

Externally to the front is a low maintenance garden mainly laid to gravel / stone, and to the rear of the property is an enclosed garden mainly laid to lawn.

This property would make an ideal first step onto the ladder or will also work well as a Buy to Let property servicing the Hospital staff.

Accommodation Comprises

Entrance

Double glazed front door.

Hallway

Radiator and laminate flooring.

Lounge / Diner 13'5" x 12'8" (4.11 x 3.87)



UPVC double glazed window and French doors. Wall mounted electric fire, radiator and laminate flooring.

Kitchen 11'1" x 6'3" (3.39 x 1.91)



UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with hood over, sink unit with mixer tap and tiled flooring.

Landing

UPVC double glazed window and loft hatch.

Bedroom One 11'5" x 9'4" (3.49 x 2.87)



UPVC double glazed window , fitted wardrobe, storage over the stairs and radiator.

Bedroom Two 11'5" x 7'3" (3.48 x 2.21)



UPVC double glazed window, fitted wardrobe and desk, radiator.

Bathroom



UPVC double glazed window, panelled bath, low flush WC, pedestal sink unit , tiled floors and wall.

Externally



Externally to the front is a low maintenance garden mainly laid to gravel / stone, and to the rear of the property is an enclosed garden mainly laid to lawn.

Tenure

Property is freehold.

Council Tax Band

Council Tax Band A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 6 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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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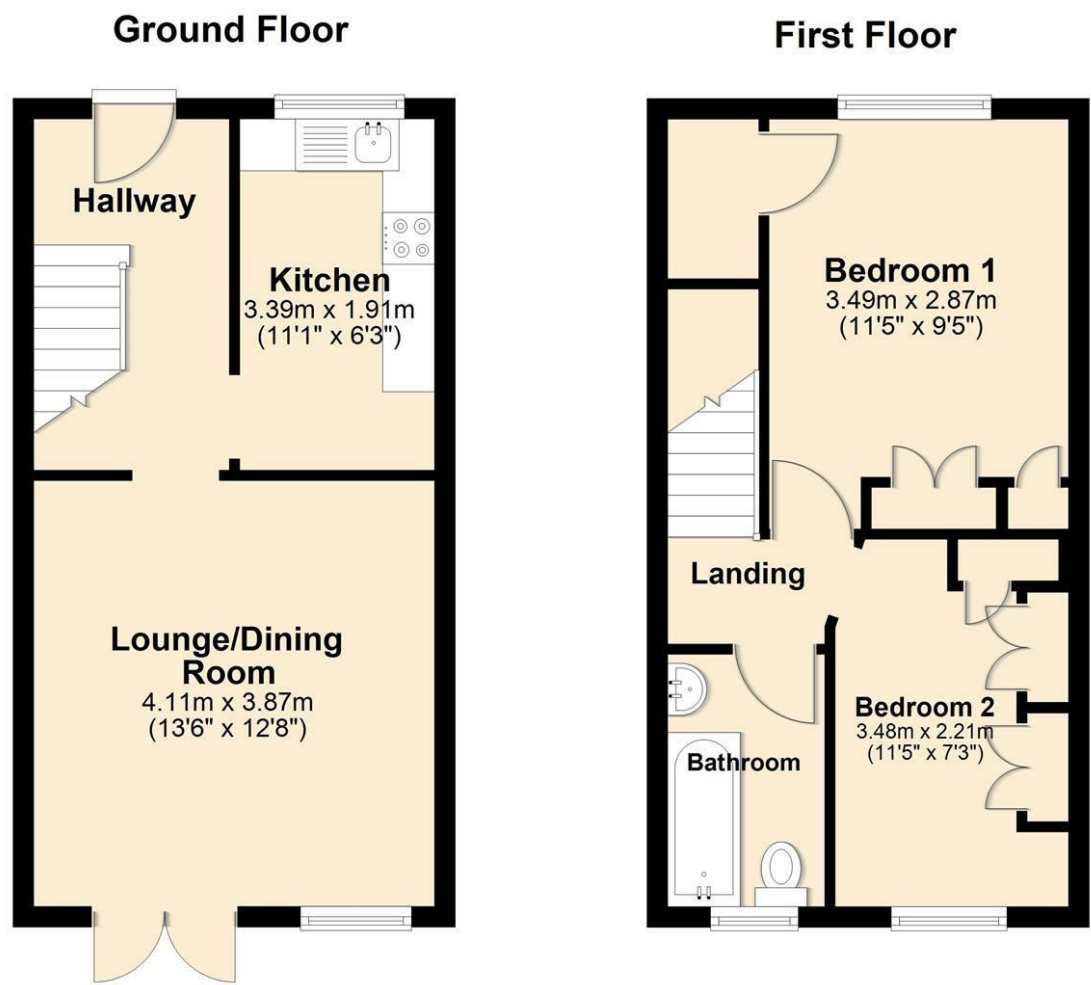
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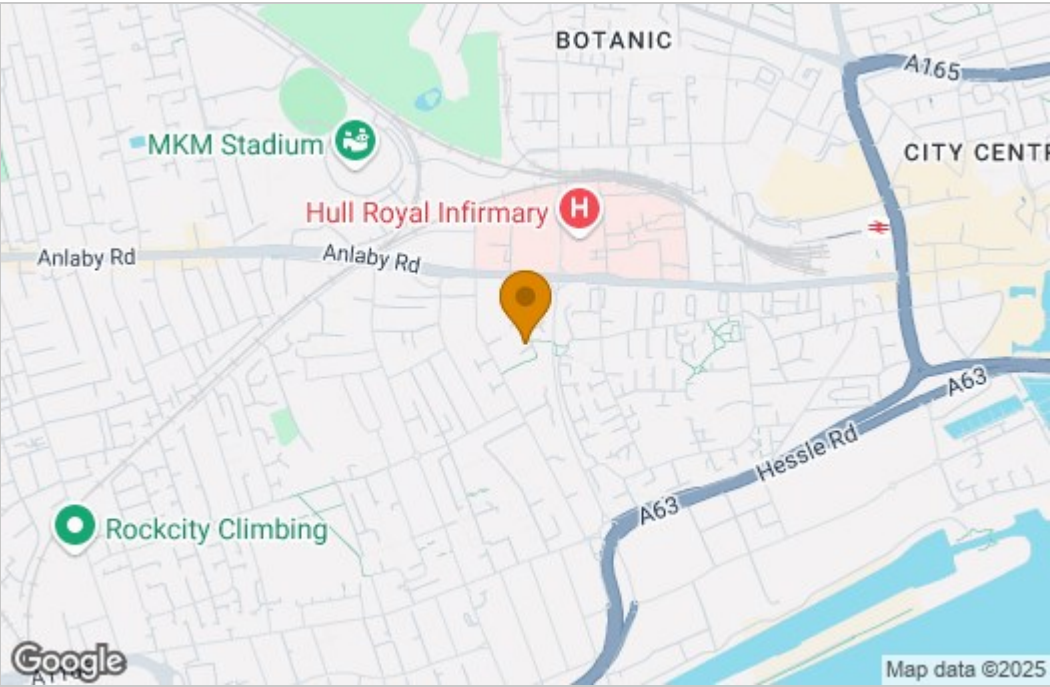
Sales valuations

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.

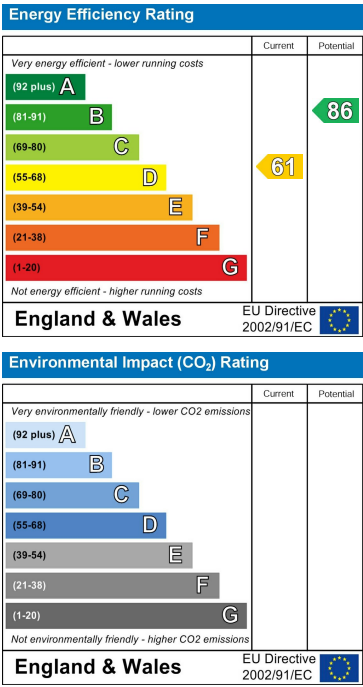
Floor Plan



Area Map



Energy Efficiency Graph



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