

# Whitakers

Estate Agents



## 9 Belle Vue, Hull, HU9 2QU

**£79,950**

THIS LOVELY 2 BEDROOM TERRACED HOME IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated at the foot of a quiet cul-de-sac off Middleburg Street, this well presented property would be an ideal First Purchase or Investment!

Ideally positioned for local schools and amenities and benefitting from excellent transport links into and around the City Centre, the property is just a short walk from the wide range of shops and leisure facilities of both Holderness Road and East Park and just minutes away from Asda Superstore and other retail outlets situated at Mount Pleasant Shopping Park.

Available in "move-in" condition, the property briefly comprises; entrance hallway, spacious lounge, dining kitchen, rear lobby and bathroom to the ground floor whilst to the first floor there are 2 double bedrooms.

Also benefitting from a front garden and rear enclosed yard together with gas central heating and uPVC double glazing throughout, internal inspection is highly recommended!

## The Accommodation Comprises

### Entrance Hallway

uPVC front entrance door into hallway with laminate flooring, central heating radiator, stairs to first floor and door into lounge.

Lounge 13'6 x 13' (4.11m x 3.96m)



With uPVC bay window to front aspect, carpeted flooring and central heating radiator.

Kitchen/Diner 11'2 x 13' (3.40m x 3.96m)



Modern fitted kitchen comprising a range of wall and base units, contrasting work surfaces and splashbacks. 4 ring ceramic hob with fan oven below, stainless steel sink/drainage with mixer taps over, and plumbing for automatic washing machine. uPVC window to rear, vinyl flooring, space for dining table, central heating radiator and under stair storage cupboard.

### Rear Lobby

With storage cupboard, uPVC rear entrance door and internal door into bathroom.

Bathroom 7' x 6' (2.13m x 1.83m)



White suite comprising bath with electric shower over, low flush wc and pedestal hand wash basin. Vinyl flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to rear.

## First Floor Landing



With carpeted flooring and uPVC window to rear.

Bedroom One 9'10 x 16 (3.00m x 4.88m)



uPVC front bay window, carpeted flooring and central heating radiator.

Bedroom Two 10' x 10'4 (3.05m x 3.15m)



uPVC window to rear, carpeted flooring and central heating radiator.

## Outside



To the front of the property is an enclosed garden with timber fencing and walled perimeter whilst to the rear is an enclosed yard with rear gate access.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

## EPC

### EPC Rating D

#### 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 sales 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.

#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 1 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

#### Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not

carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

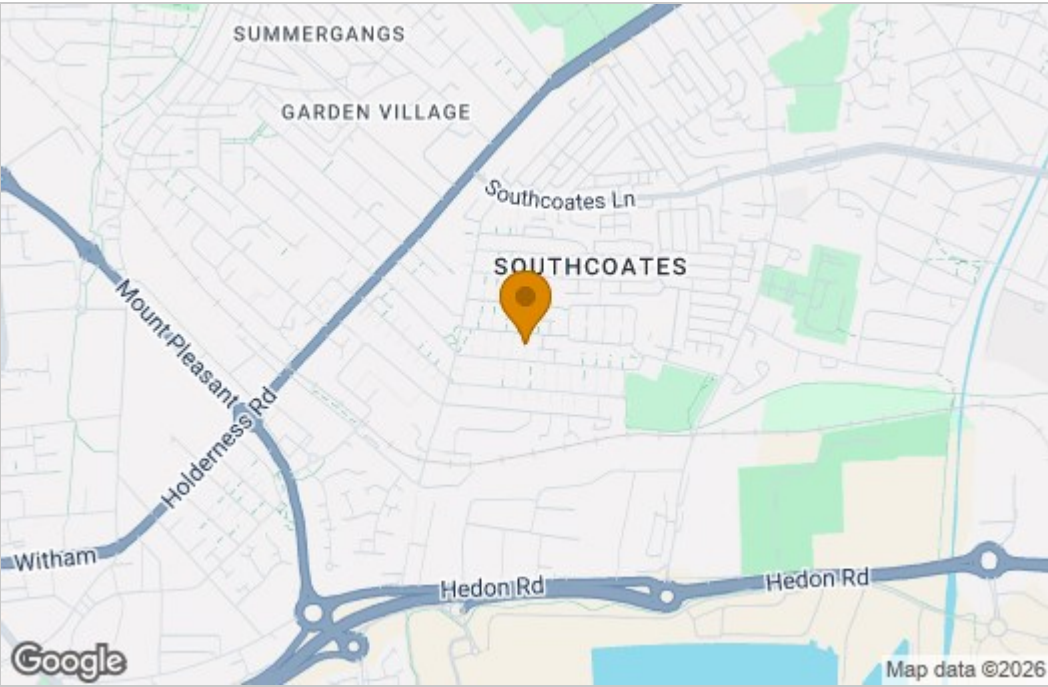
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

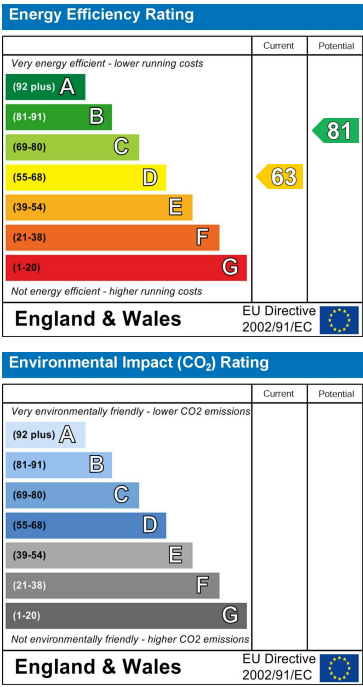
Floor Plan



Area Map



Energy Efficiency Graph



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