

# Whitakers

Estate Agents



## 27 Camden Street, Hull, HU3 3JB

**£100,000**

Introducing this traditional mid-terrace home which is neatly presented throughout, and has been greatly extended from its original design to allow additional living space throughout.

The ground floor features an entrance porch leading into a generous open-plan lounge / dining area, alongside a fitted kitchen with ample storage and workspace. A rear lobby provides access to the ground floor bathroom for added convenience.

A fixed staircase rises to the first floor which boasts three well-proportioned double bedrooms.

Externally there is an enclosed paved forecourt with brick walling and wrought iron fencing to the surround. The enclosed rear garden is also low maintenance in design, being paved with access to the pedestrian ten-foot.

Taken together, the accommodation on offer would make an ideal family home for those seeking to reside within the immediate catchment of The Boulevard Academy, and take advantage of the range of local amenities and transport links that provide easy access to the Hull city centre.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Porch

UPVC double glazed door, and tiled flooring.  
Opening to :

Lounge / dining room 23'3" x 11'6" (7.11 x 3.53 )



Lounge



UPVC double glazed bag window, central heating radiator, fireplace with slate inset / hearth and wooden surround, and laminate flooring.

Dining area



Central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 10'0" x 12'9" (3.06 x 3.91 )



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and hood above, and fridge-freezer.

Rear lobby

UPVC double glazed door, fitted storage cupboards, and laminate flooring. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, panelled to splashback areas, and vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

### Bedroom one 10'7" x 11'11" (3.25 x 3.64 )



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

### Bedroom two 12'3" x 7'7" (3.74 x 2.32 )



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

### Bedroom three 12'9" x 6'9" (3.89 x 2.06 )



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

### External

Externally there is an enclosed paved forecourt with brick walling and wrought iron fencing to the surround. The enclosed rear garden is also low maintenance in design, being paved with access to the pedestrian ten-foot.

### Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0002030000270A

Council Tax band- A

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### 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

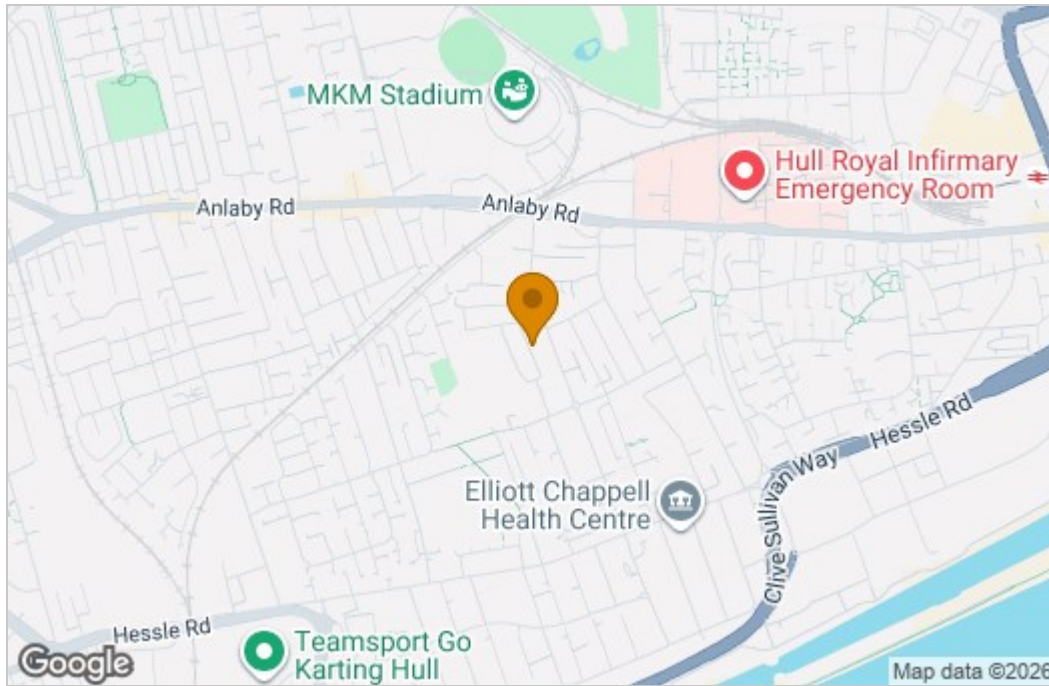
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

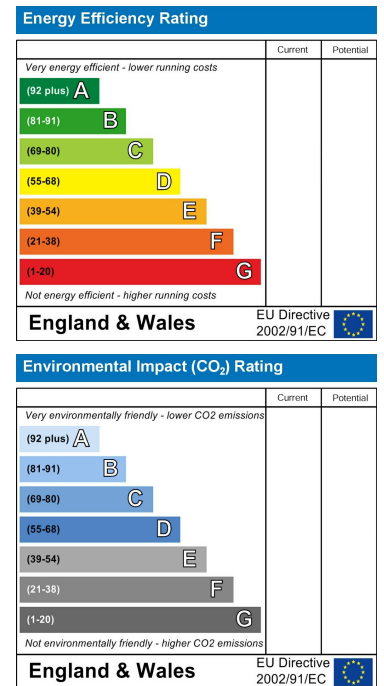


Total area: approx. 83.0 sq. metres (893.0 sq. feet)

# 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.