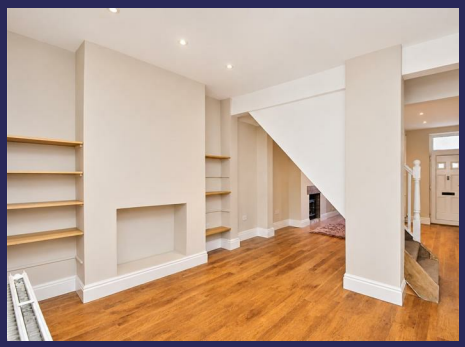
Whitakers
Estate Agents









17 Pryme Street, Hull, HU10 6SH

£129,995

No Onward Chain!
This extended two-bedroom cottage is offered to the market with no onward chain and occupies a convenient position within the popular village of Anlaby.

The property is ideally located within easy reach of the village centre, which offers a good range of shops, cafés, restaurants and everyday amenities, together with excellent transport links providing access to Hull city centre and surrounding areas. The property would make an excellent choice for first-time buyers, couples or those looking to downsize.

The accommodation briefly comprises an impressive 25ft open-plan lounge/diner, fitted kitchen and ground floor bathroom. To the first floor are two well-proportioned double bedrooms, with the master bedroom benefiting from a useful built-in storage cupboard.

Externally, the property enjoys an enclosed rear garden, incorporating a paved patio seating area with the remainder laid mainly to lawn, providing a pleasant outdoor space.

Anlaby is a highly regarded West Hull village, offering a wide range of local amenities, good schooling and convenient access to the surrounding villages, Hull and major road networks.
Early viewing is highly recommended.

The Accommodation Comprises

Front external



Ground Floor

Entrance
Upvc double glazed door and window above

Open plan lounge / diner



Lounge 12'7 x 11'10 (3.84m x 3.61m)



With laminate flooring, Upvc double glazed window and central heating radiator. Focal point with electric stove and wooden mantle above and built in store cupboard

Diner 12'4 x 11'10 (3.76m x 3.61m)



With laminate flooring, central heating radiator and Upvc double glazed window

Kitchen 14'3 x 6'11 (4.34m x 2.11m)



With a range of floor and eye level units and complimentary work surfaces above and splash back tiling. Oven / Hob and Sink with mixer tap. Upvc double glazed window and door.

Bathroom 11'6 x 4'0 (3.51m x 1.22m)



With a panelled bath, pedestal sink and low flush toilet. Tiled flooring and part tiled walls, Upvc double glazed window and built in store cupboard.

First floor

Landing
Access to both rooms

Bedroom one 12'0 x 12'1 (3.66m x 3.68m)



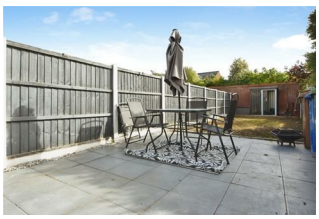

With period fireplace, Upvc double glazed window and built in store cupboard above the stairs.

Bedroom two 12'0 x 9'1 (3.66m x 2.77m)



With Upvc double glazed window and central heating radiator.

External

Enclosed rear garden with a paved patio seating area and the rest is laid to lawn.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 11 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 Declaration
We 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.

The agents 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.

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.

Making an offer

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 £50.00 - these 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.

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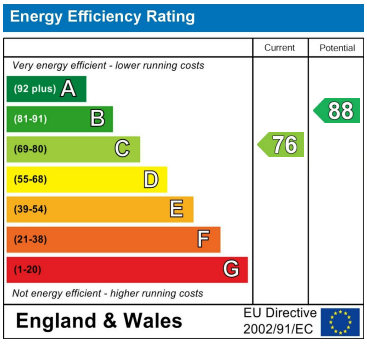
Floor Plan

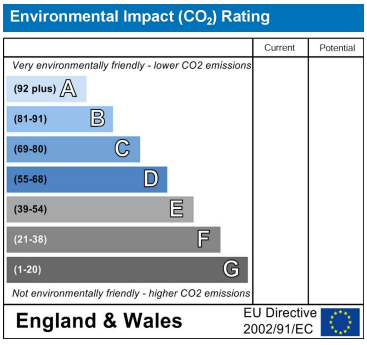


Area Map



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

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