



Pretoria Street, Hull HU3 5PB

welcome to

Pretoria Street, Hull

Situated in this ever-popular cul de sac location, the property is close to an array of amenities and transport links to the City centre.



Entrance Hall

With a double glazed door to the front leading into the property, stairs leading to the upper floor and access to the lounge, kitchen and downstairs W/C.

Lounge

14' 5" max x 11' 4" max (4.39m max x 3.45m max)

With a radiator, a storage cupboard under the stairs and double glazed french style doors to the rear.

Kitchen

11' 6" x 7' 6" (3.51m x 2.29m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated electric oven, an integrated gas hob, an extractor fan, an integrated fridge freezer, plumbing for a washing machine, an extractor fan, spotlights and a double glazed window to the front.

Ground Floor W/C

With a W/C, a wash hand basin, a radiator and a double glazed window to the front.

Landing

With a radiator and access to the bedrooms and bathroom.

Bedroom 1

14' 7" max x 8' 10" max (4.45m max x 2.69m max)

With a radiator, access to the loft and a double glazed window to the rear.

Bedroom 2

14' 6" x 7' 7" max (4.42m x 2.31m max)

With a built in cupboard, a radiator and a double glazed window to the front.

Bathroom

With a W/C, a wash hand basin, a bath with shower over, an extractor fan, a radiator and spotlights.

Front Garden

With a path leading to the door.

Rear Garden

With a path, a lawned area, a wooden fence and a gate.



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Pretoria Street, Hull

- Newly built in 2024
- Off road parking
- Contemporary kitchen with integrated appliances
- Quiet cul de sac location
- Shared ownership property - (25% share but staircasing up to 100% is available)

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3757.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2023.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£42,500



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directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property



Property Ref:
NEA120272 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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