

Whitakers

Estate Agents



92 Londesborough Street, Hull, HU3 1DR

Offers Over £128,500

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this mid-terrace style property which would make a great family home for those seeking an attractively priced property they can add their own taste of interior design upon.

Externally to the front approach, there is a lawned garden with brick walling to the surround, and a sheltered brick-built storage area.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloak room and useful storage. The ground floor also constitutes a fitted kitchen / dining room, and spacious lounge.

A fixed staircase rises to the first floor which boasts two double bedrooms - the master fitted, a good third bedroom, and a well-appointed shower room.

The rear garden is mainly low maintenance in design being block paved, and enhanced with decorative planting borders. A gate in the boundary fencing opens onto the pedestrian ten-foot.

Location

Situated just west of Hull's city centre, this area offers a convenient and well-connected urban setting. It benefits from close proximity to a range of local amenities, including supermarkets, independent shops, and everyday services, while the vibrant retail and leisure options of the city centre are only a short distance away. The neighbourhood is well served by public transport links, providing easy access across Hull and to surrounding areas, and major road routes are readily accessible for commuters.

The location is also within close proximity to Hull Royal Infirmary, making it particularly appealing for healthcare professionals or those wanting quick access to medical facilities. Nearby green spaces and community amenities further enhance the setting, offering a balanced lifestyle between city convenience and everyday comfort.

The accommodation comprises

Front external



Externally to the front approach, there is a lawned garden with brick walling to the surround, and a sheltered brick-built storage area.

Ground floor

Hall

UPVC double glazed door, built-in and under stairs storage cupboards, and carpeted flooring. Leading to :

Cloakroom

UPVC double glazed window, and carpeted flooring. Furnished with a wash basin with dual taps, and low flush W.C.

Kitchen / dining room 18'4" x 9'6" (5.59 x 2.91)



Kitchen area



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, plumbing for a washing machine, and integrated oven / grill and hob with extractor hood above.

Dining area



Stained glass feature window, and laminate flooring.

Lounge 10'6" x 15'8" (3.22 x 4.78)



UPVC double glazed window and door, fireplace with marbled inset / hearth and surround, and carpeted flooring.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 16'4" x 8'9" (4.98 x 2.67)



UPVC double glazed window, fitted wardrobes and desk with drawers, and wooden flooring.

Bedroom two 12'7" x 9'4" (3.84 x 2.87)



UPVC double glazed window, and wooden flooring.

Bedroom three 8'7" x 6'9" (2.62 x 2.06)



UPVC double glazed window, and carpeted flooring.

Shower room



UPVC double glazed window, and partly tiled to splashback areas with vinyl flooring. Furnished with three-piece suite comprising walk-in enclosure with electric shower, pedestal sink, and low flush W.C.

Rear external



The rear garden is mainly low maintenance in design being block paved, and enhanced with decorative planting borders. A gate in the boundary fencing opens onto 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 - 00090230009208

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 7 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.

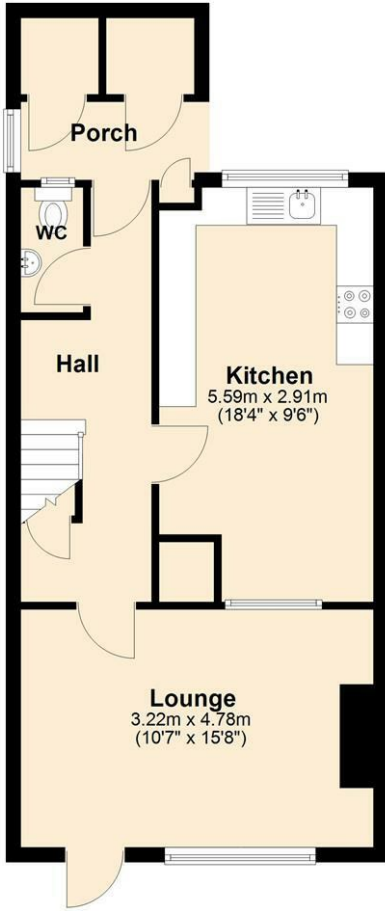
Whitakers Estate Agent Declaration

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

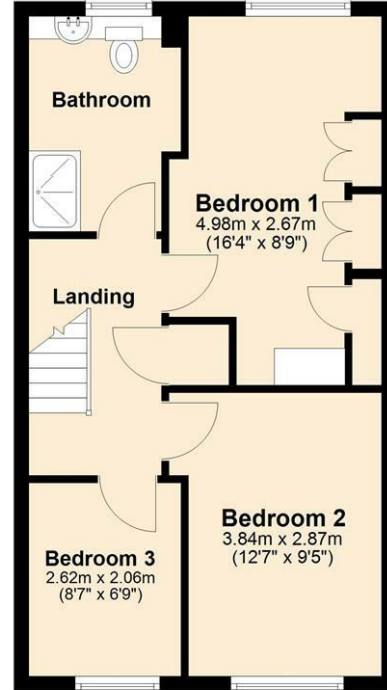
Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



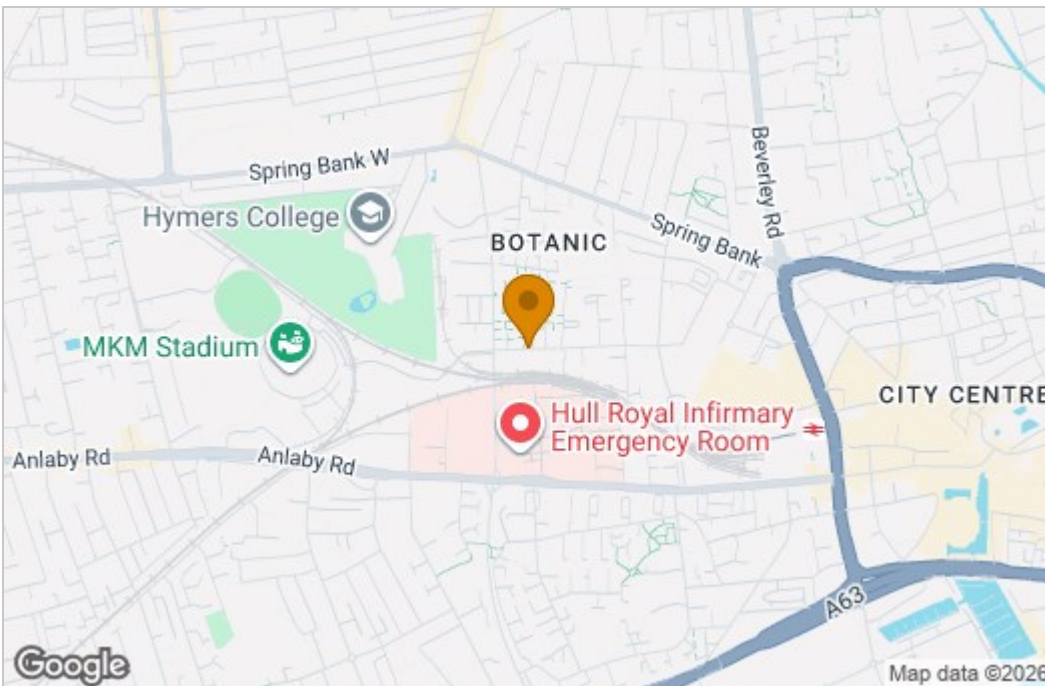
First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)

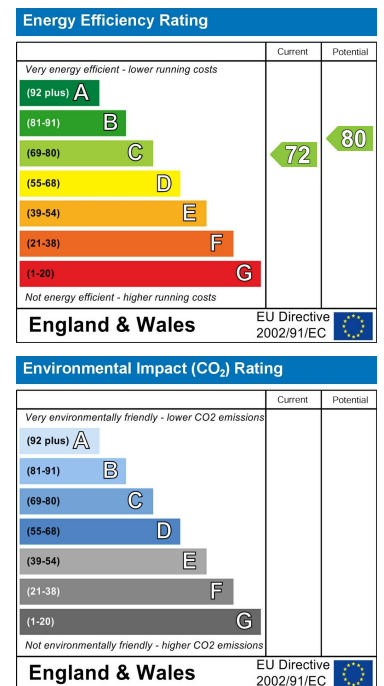


Total area: approx. 90.7 sq. metres (976.8 sq. feet)

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.