

Whitakers

Estate Agents



105 Clumber Street, Hull, HU5 3RJ

£120,000

The Accommodation Comprises

Ground Floor

Entrance

Storm porch to wooden front door.

Hallway

With central heating radiator.

Lounge 10'7 x 10'2 (3.23m x 3.10m)



Upvc double glazed bay window and central heating radiator.

Dining Room 12'02 x 10'03 (3.71m x 3.12m)



Central heating radiator, Upvc double glazed window and under stairs store cupboard.

Kitchen 6'8 x 7'11 (2.03m x 2.41m)



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

Bathroom 6'10 x 6'03 (2.08m x 1.91m)



Panelled bath, vanity sink and a low flush toilet. Two Upvc double windows and mixer shower. Tiled walls.

First Floor

Landing

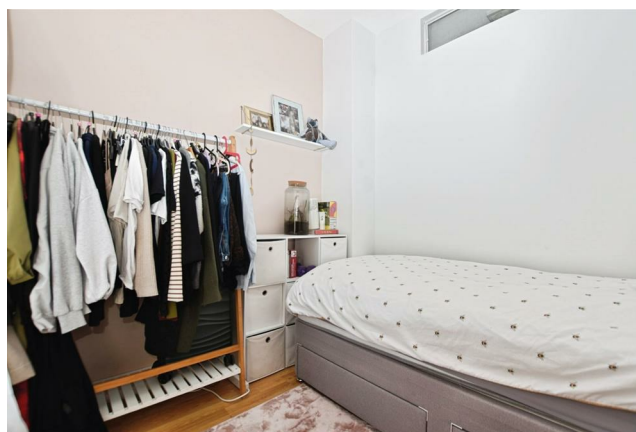
Wooden glazed window.

Bedroom One 13'4 max x 10'06 (4.06m max x 3.20m)



With a period fireplace, built in store cupboard, central heating radiator and Upvc double glazed window.

Bedroom Two 7'7 x 7'9 (2.31m x 2.36m)



Laminate flooring, Upvc double glazed window and central heating radiator.

Shower Room 6'6 x 4'3 (1.98m x 1.30m)



With walk in shower enclosure and electric shower, low flush toilet and pedestal sink.

External



Walled low maintenance front garden, the rear garden is enclosed and also low maintenance by design.

EPC rating

EPC rating - C

Council Tax band

Council Tax band - A

Local Authority - Kingston Upon Hull

Tenure

This property is Freehold.

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.

Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

Whitakers Estate Agent Declaration

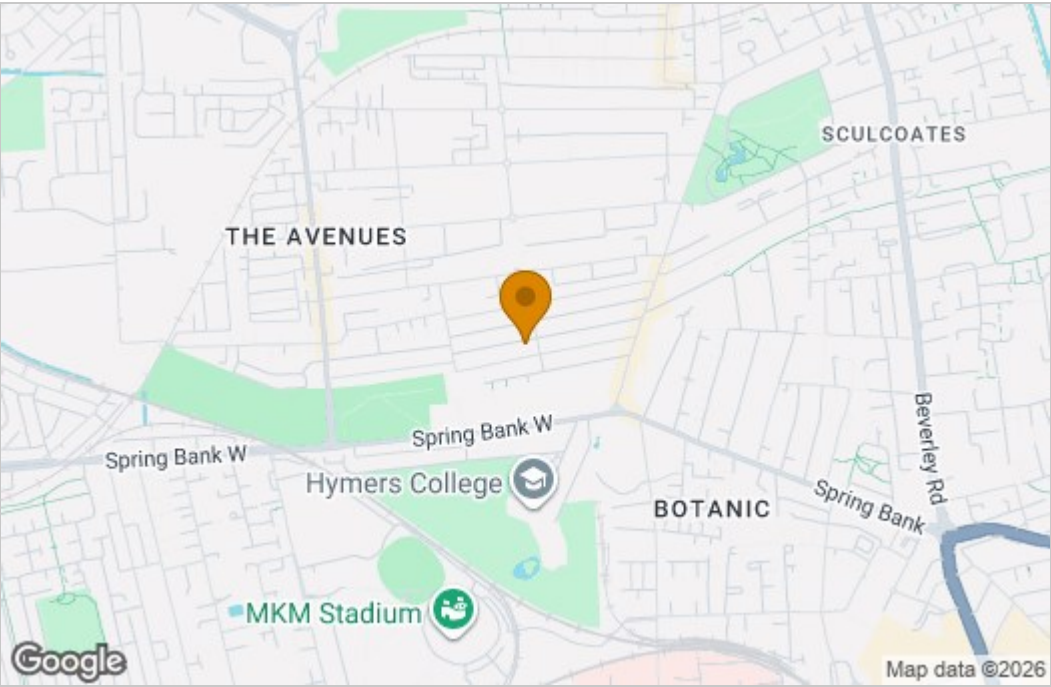
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Floor Plan

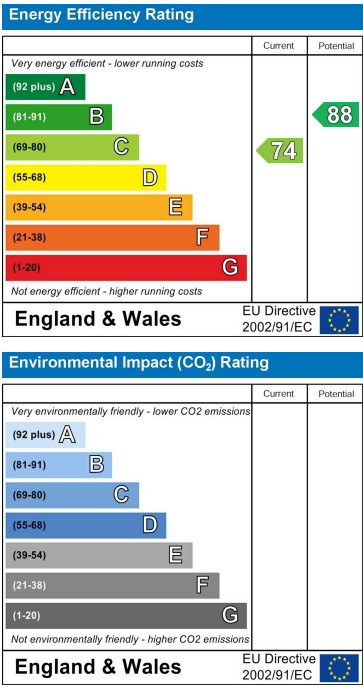


Total area: approx. 66.3 sq. metres (713.2 sq. feet)

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