

# Whitakers

Estate Agents



**83 Gloucester Street, Hull, HU4 6PT**

**£70,000**

This neat and tidy terraced property is offered to the market with no chain involved.

The main features include - entrance, lounge / diner, fitted kitchen, bathroom and separate W.C. The first floor boasts two good bedrooms (both of which are fitted).

Externally to the front of the property is a low maintenance garden. The rear is enclosed to the boundary and again low maintenance by design.

This property would make a fantastic edition to any portfolio for an investment opportunity or for a buyer looking for their first time purchase.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Storm porch to a Upvc double glazed front door

Lounge / Diner 25'08 max into bay x 11'10 (7.82m max into bay x 3.61m)



With a Upvc double glazed bay window, central heating radiator and store cupboard. Glazed window to kitchen.

Kitchen 11'02 x 6'06 (3.40m x 1.98m)



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

Bathroom 7'11 x 4'02 (2.41m x 1.27m)



With a panelled bath, and pedestal sink. Part tiled walls and mixer shower. Central heating radiator.

### W.C



With a low flush toilet. Central heating radiator.

### First Floor

#### Landing

Doors to both bedrooms

Bedroom One 12'11 x 10'08 (3.94m x 3.25m)



With a range of built in wardrobes, central heating radiator and Upvc double glazed windows.

Bedroom Two 10'0 x 8'01 (3.05m x 2.46m)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

## External



Low maintenance front garden. The rear garden enclosed to the boundary, again low maintenance by design and mainly paved.

**Council Tax Band**  
Council Tax Band A

## Tenure

The property is freehold.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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.

## 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 -

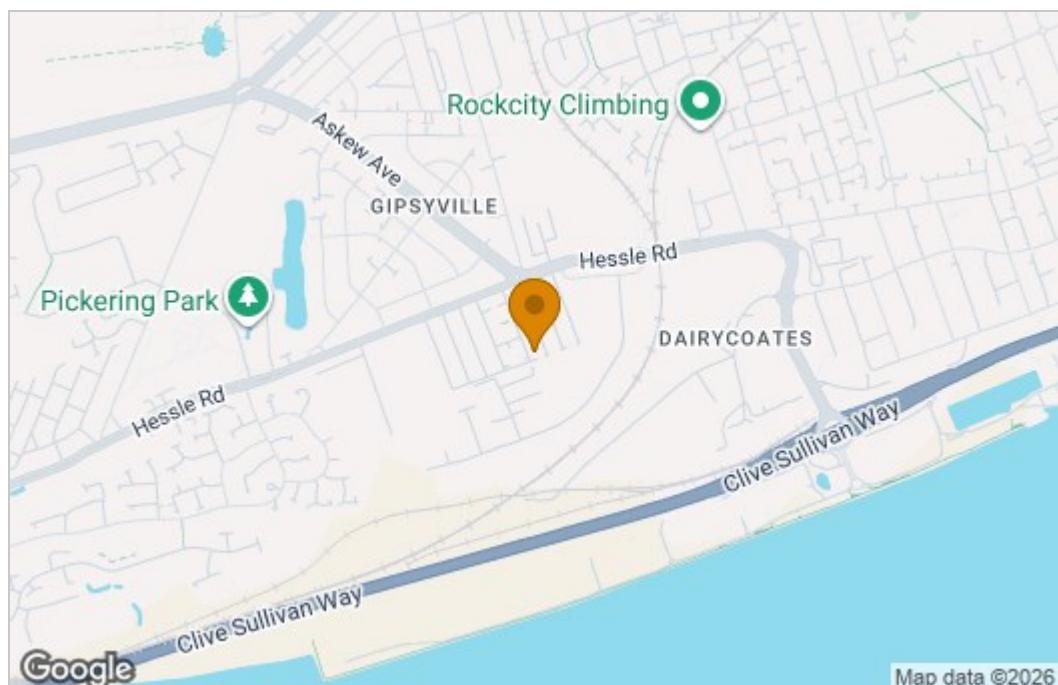
## Floor Plan



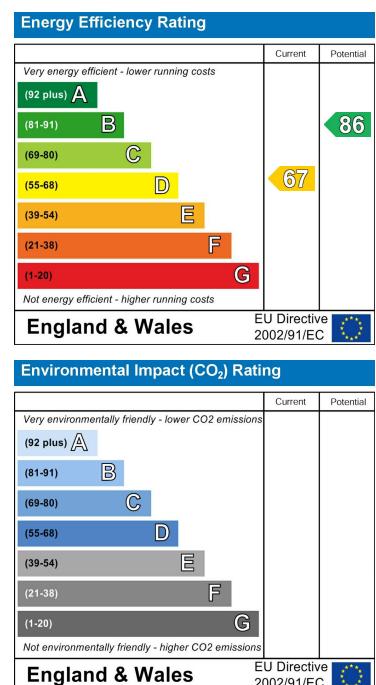
Total floor area: 64.7 sq.m. (696 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



## Energy Efficiency Graph



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