

# Whitakers

Estate Agents



**55 Ceylon Street, Hull, HU9 5RE**

**Asking Price £89,950**

IDEALLY SUITED TO THE GROWING FAMILY UNIT AND CERTAINLY OF INTEREST TO THE FIRST TIME BUYER, THIS EXTENDED SEMI DETACHED HOUSE IS WELL PRESENTED AND BOASTS A SIDE DRIVEWAY ACCESS TO A GARAGE.

THE ACCOMMODATION BRIEFLY COMPRISES LOUNGE, AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, GROUND FLOOR BATHROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SITUATED TO THE EAST OF THE CITY WITH A PRIMARY SCHOOL ON THE DOORSTEP AND GOOD TRANSPORT ACCESS TO THE CITY CENTRE, THE PROPERTY MAY ALSO PIQUE THE CURIOSITY OF THE DISCERNING INVESTOR AND APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED.

### Lounge



Three quarter bay window to the front aspect and window to the rear aspect, useful under stairs storage cupboard and a radiator.

### Fitted Kitchen



Fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Windows to the side and rear aspects a radiator and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls, a radiator and there is s an electric

shower unit over the bath with a shower screen to the bath side.

### Bedroom One



window to the front aspect, built in wardrobe, over head cupboard and a radiator.

### Bedroom Two



Window to the rear aspect and a radiator.

### Bedroom Three



Window to the rear aspect and a radiator.

### Gardens

#### Car Parking

There is side vehicular access to a garage and a further parking space at the rear of the property.

Council Tax  
Hull City Council - band A

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 sales 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 - Brick under tiled roof  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage/Signal - EE, Vodafone, Three and O2  
Broadband - Basic 4 Mbps Ultrafast 10000 Mbps  
Coastal Erosion -No  
Coalfield or Mining Area -No  
Planning -No

#### Offering on a property

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 - the 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.

#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited 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.

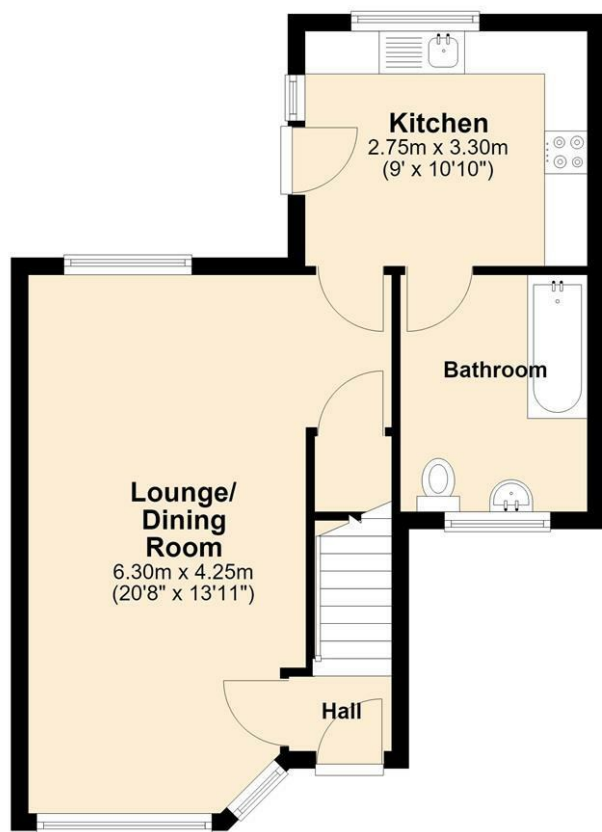
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited 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.

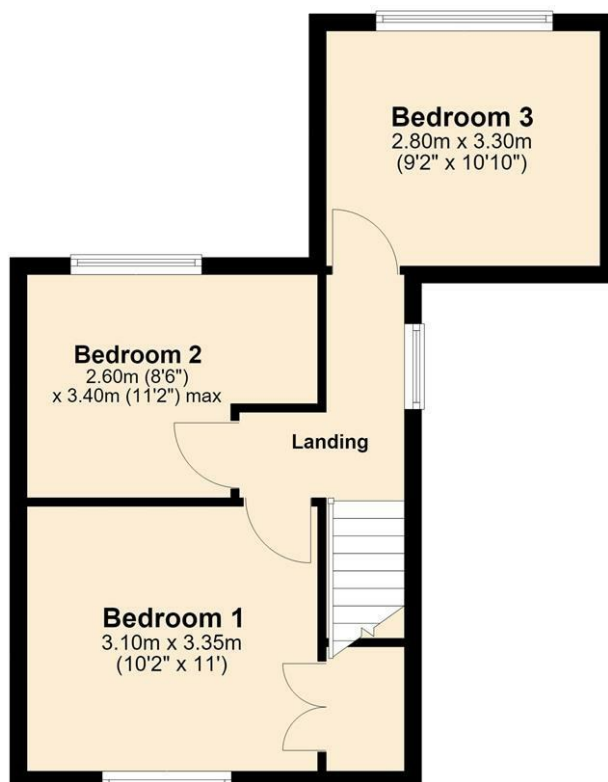
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

## Floor Plan

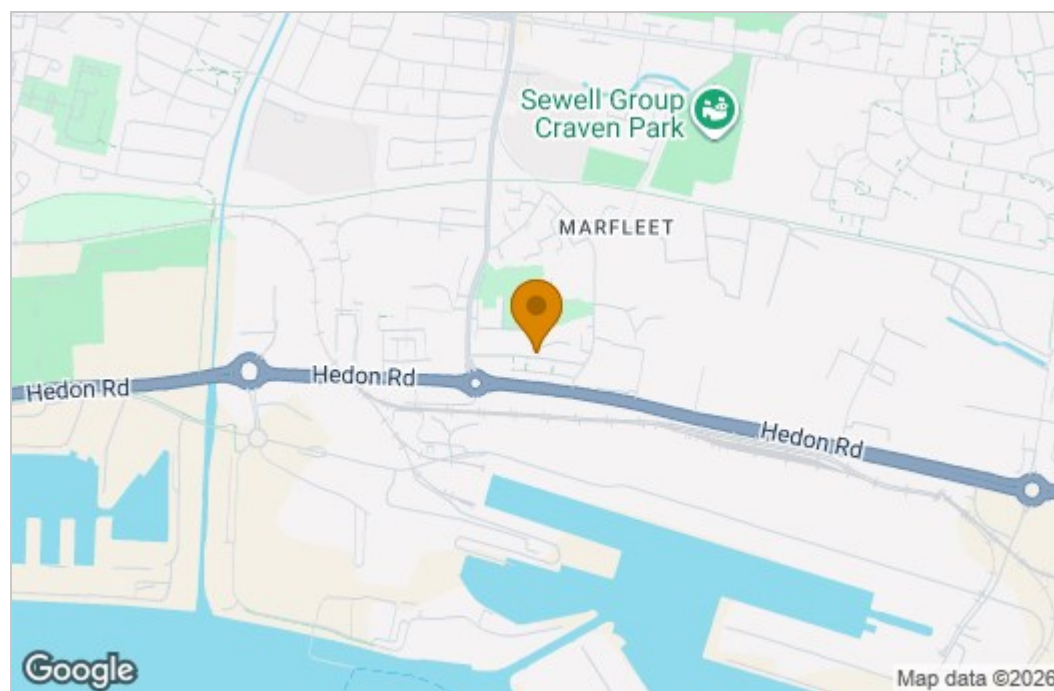
## Ground Floor



### First Floor



## Area Map



### Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                                                                                                     |  | Current                    | Potential                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                 |  |                            |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                            |  | EU Directive<br>2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                               |  |                            |                                                                                       |
|                                                                                                                                                                                                                                                                                                              |  | Current                    | Potential                                                                             |
| <p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p> |  |                            |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                            |  | EU Directive<br>2002/91/EC |  |

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.

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