Whitakers
Estate Agents









61 Annandale Road, Hull, HU9 4LT

Offers Around £110,000

This spacious 2 bedroom end terraced property is available to purchase with NO ONWARD CHAIN!

Situated on a most popular and convenient location, just a short walk from local shops and amenities as well as well regarded schools, the property also benefits from excellent transport links around the City.

In need of some modernisation, the property nonetheless offers an outstanding opportunity to put your own stamp on a spacious property in a most sought after area!

Briefly comprising; entrance hallway, lounge and kitchen/diner to the ground floor, there are two double bedrooms and a family bathroom to the first floor whilst a fixed staircase leads to the handy boarded loft space with electric supply and a roof window.

With the additional benefit of a private side driveway and garage providing ample off road parking and front and rear gardens together with gas central heating and uPVC double glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



uPVC door with glazed side panel into entrance hallway with laminate flooring and stairs to first floor.

Lounge 11'11 x 15' max (3.63m x 4.57m max)




uPVC window to front aspect, laminate flooring and central heating radiator.

Kitchen/Diner 8'4 x 18'8 (2.54m x 5.69m)




Fitted wall and base units with complementary work surfaces, composite sink/drainer, plumbing and space for automatic washing machine and tumble dryer, space for gas cooking appliance, under stair storage, central heating radiator, vinyl flooring and uPVC window and door to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 9' x 15'2 max (2.74m x 4.62m max)




uPVC window to front aspect, laminate flooring, central heating radiator, fitted wardrobes and door giving access steps to loft space.

Bedroom Two 11'3 x 9'8 (3.43m x 2.95m)




uPVC window to rear aspect, laminate flooring, central heating radiator and two storage cupboards.

Shower Room



Wal in shower with glazed screen and electric shower, low flush wc and land wash basin. Tiled walls, vinyl flooring, central heating radiator and two uPVC windows to rear aspect.

Loft Area 9'3 x 16'6 (2.82m x 5.03m)



Door from bedroom one leads to steps up to the boarded loft area with electric supply and lighting, roof window and under eaves storage.

Gardens





To the front of the property is an enclosed garden with timber fencing and a side driveway leading to the garage and providing off road parking. Side passageway with gate access leads to the well proportioned rear garden laid mainly to lawn with paved patio seating, storage shed, garage and fencing to perimeters.

Garage

The timber garage has electric supply, double doors to the front and a side access door to the rear garden.

Tenure

The property is Freehold

Council Tax

Council Tax band A
Kingston upon Hull City Council

EPC

Awaited

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/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 8 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:

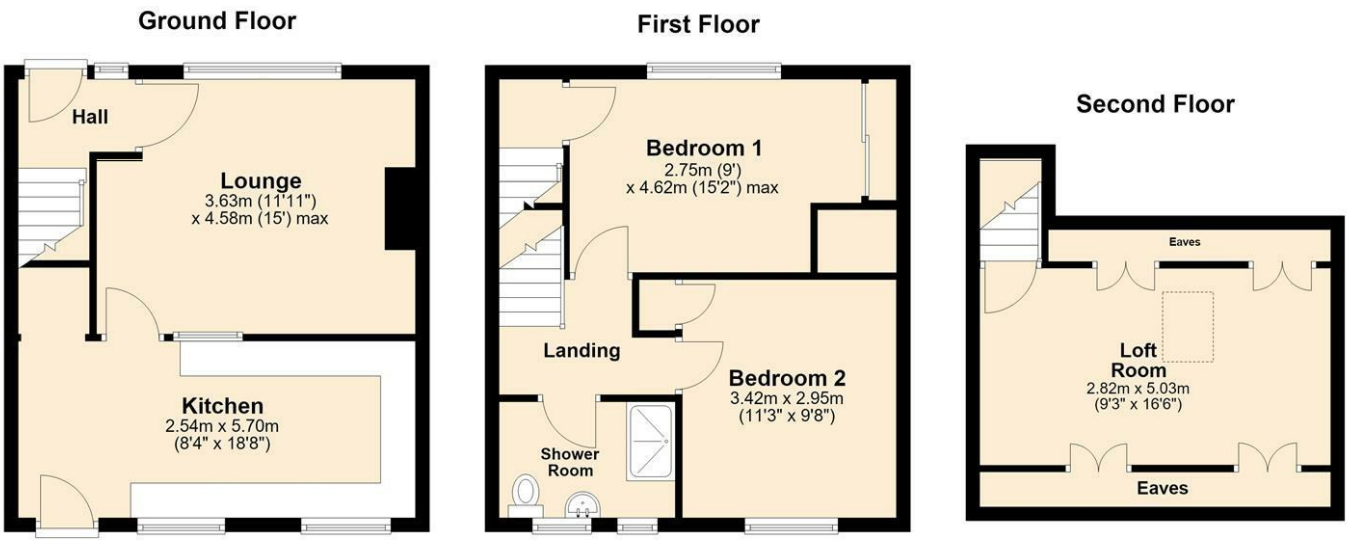
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans 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.

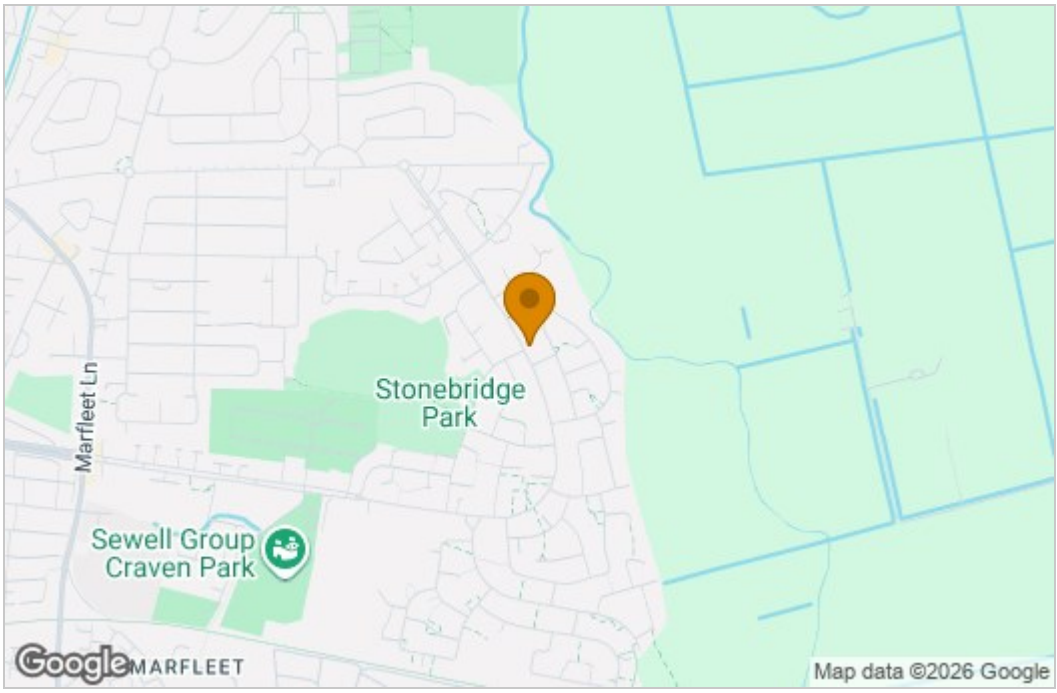
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

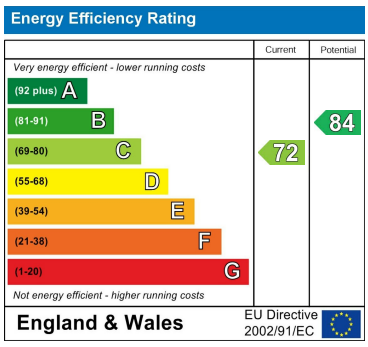
Floor Plan

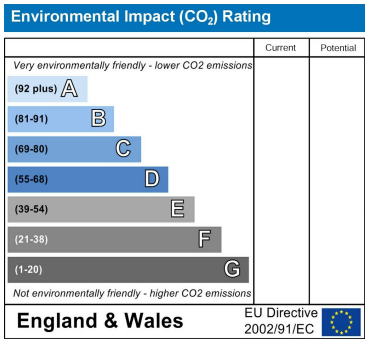


Area Map



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.

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