Whitakers
Estate Agents

10 Hinderwell Street, Hull, HU5 3QN

£140,000

** NO ONWARD CHAIN **

Situated in a popular and well-established residential area to the west of Hull city centre, this greatly extended mid-terrace property is conveniently located for local shops, schools, regular public transport links, and the amenities of Princes Avenue and Newland Avenue, making it an appealing opportunity for buyers looking to add value through renovation.

Inside, the layout spans across three levels, and features features a lounge, dining room, fitted kitchen, and adjoining sitting room to the ground floor. The first floor offers two double bedrooms and a third bedroom, served by a bathroom and separate shower room. A fixed staircase leads to the second floor, where a loft room provides additional living space.

Externally to the front approach, there is a paved courtyard and step leading to the entrance door. Side access provides a gate into the rear garden, which is designed for low maintenance and fully paved throughout.

The accommodation comprises

Front external
Externally to the front approach, there is a paved courtyard and step leading to the entrance door.

Ground floor

Hall
Wooden glazed entrance hall, central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Lounge 11'0" x 13'11" (3.37 x 4.26)

UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Dining room 14'3" x 12'4" maximum (4.35 x 3.77 maximum)

UPVC double glazed window, central heating radiator, feature fireplace, and carpeted flooring.

Kitchen 12'9" x 11'5" (3.90 x 3.50)

UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Sitting room 12'2" x 11'5" (3.72 x 3.50)

Wooden single glazed door, UPVC double glazed window, central heating radiator, and carpeted flooring.

First floor

Split level landing
With access to the roof void, fixed staircase to the second floor, central heating radiator, fitted drawers and shelves, and carpeted flooring. Leading to :

Bedroom one 11'10" x 14'2" (3.63 x 4.32)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 10'11" x 11'5" (3.35 x 3.48)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 7'0" x 9'8" (2.14 x 2.95)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Shower room

UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a three-piece suite comprising wall-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Second floor

Second floor landing
Roof style window, and carpeted flooring. Leading to :

Loft room 14'10" x 19'0" (4.54 x 5.81)

Roof style window, two central heating radiators, storage in the eaves, and carpeted flooring.

Rear external
The enclosed rear garden is also low maintenance in design, being completely paved.

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00080275001004
Council Tax band - A

EPC rating
EPC rating - E

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 18 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.

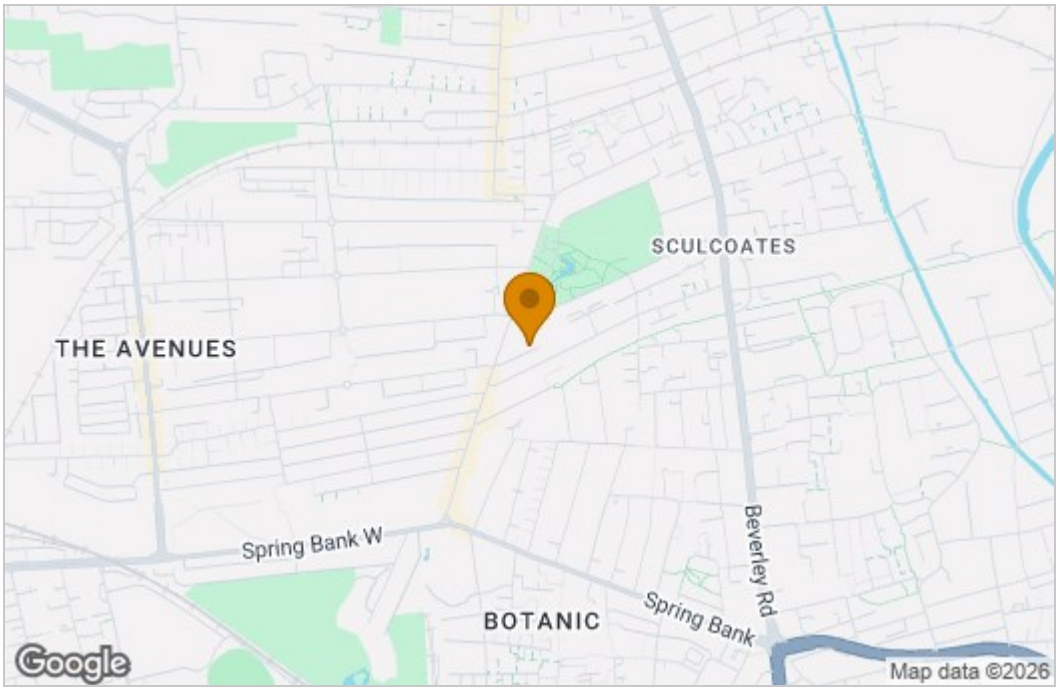
Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

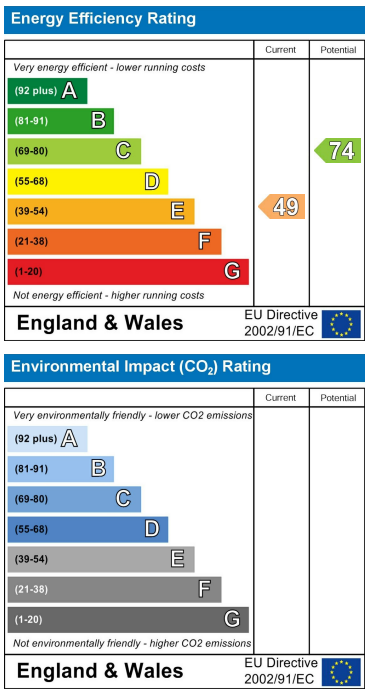
Floor Plan

Total area: approx. 155.7 sq. metres (1675.7 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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk