

# Whitakers

Estate Agents



## 4 Huntingdon Street, Hull, HU4 6QJ

**£82,500**

No Onward Chain!

This deceptively spacious three bed property is offered to the market with no onward chain, situated in a prime residential location, well placed to access good schools and benefits from a host of local amenities, making this a great affordable option for the growing family.

The main features include - porch, entrance hall, open plan dual aspect lounge / diner, fitted kitchen and useful ground floor W.C. The first floor boasts three good bedrooms together with the family bathroom suite.

Externally to the front is a low maintenance garden, the rear garden is also low maintenance by design and enclosed to the boundary with useful shed.

This property should appeal to a wide range of buyers, perfect as a first step onto the ladder, great affordable option for families and ideal as a Buy To Let investment for those looking to increase their portfolio.

## The Accommodation Comprises

### Ground Floor

#### Porch

Upvc double glazed door to porch with tiled floor and leading to the Upvc double glazed front door

#### Hall

Laminate flooring, window through to the lounge and central heating radiator.

#### Lounge 10'10 x 11'01 (3.30m x 3.38m)

With Upvc double glazed bay window and central heating radiator

#### Dining Room 12'0 x 11'05 (3.66m x 3.48m)

Upvc double glazed and central heating radiator.

#### Kitchen 12'02 x 8'06 (3.71m x 2.59m)

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

#### W.C

With toilet and Upvc double glazed window.

### First Floor

#### Landing

Split level landing

#### Bedroom One 11'06 tfw x 10'10 (3.51m tfw x 3.30m)

With a range of fitted wardrobes, built in storage and central heating radiator.

#### Bedroom Two 12'0 x 8'02 (3.66m x 2.49m)

Built in storage cupboard, Upvc double glazed and central heating radiator.

#### Bedroom Three 8'05 x 6'06 (2.57m x 1.98m)

Upvc double glazed window and central heating radiator.

#### Bathroom 5'10 x 5'06 (1.78m x 1.68m)

With a panelled bath, low flush toilet, pedestal sink, Upvc double glazed and part tiled.

#### External

To the front is a low maintenance garden. The rear garden is also low maintenance by design with useful shed.

#### Tenure

The property is freehold.

#### Council Tax Band

Council Tax Band A

#### EPC

EPC Rating- D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 12 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.

## 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

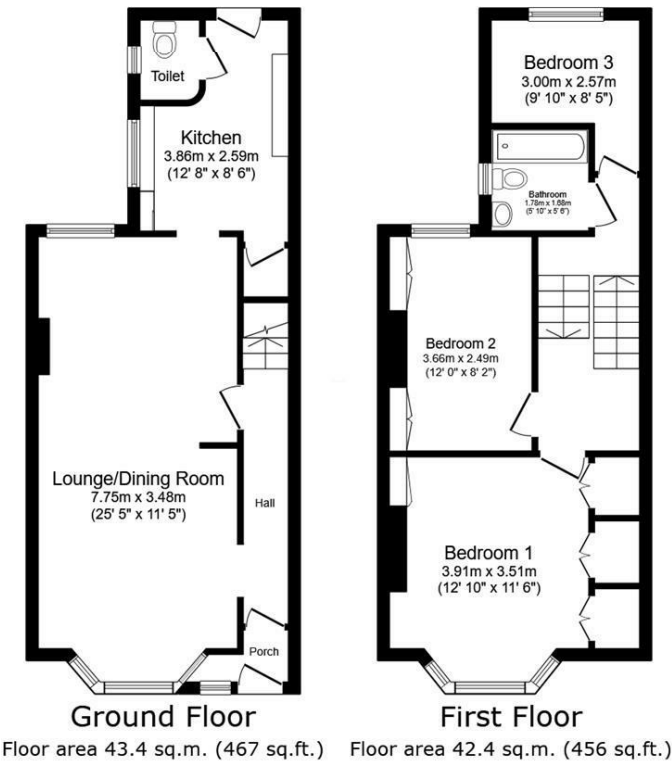
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## 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.



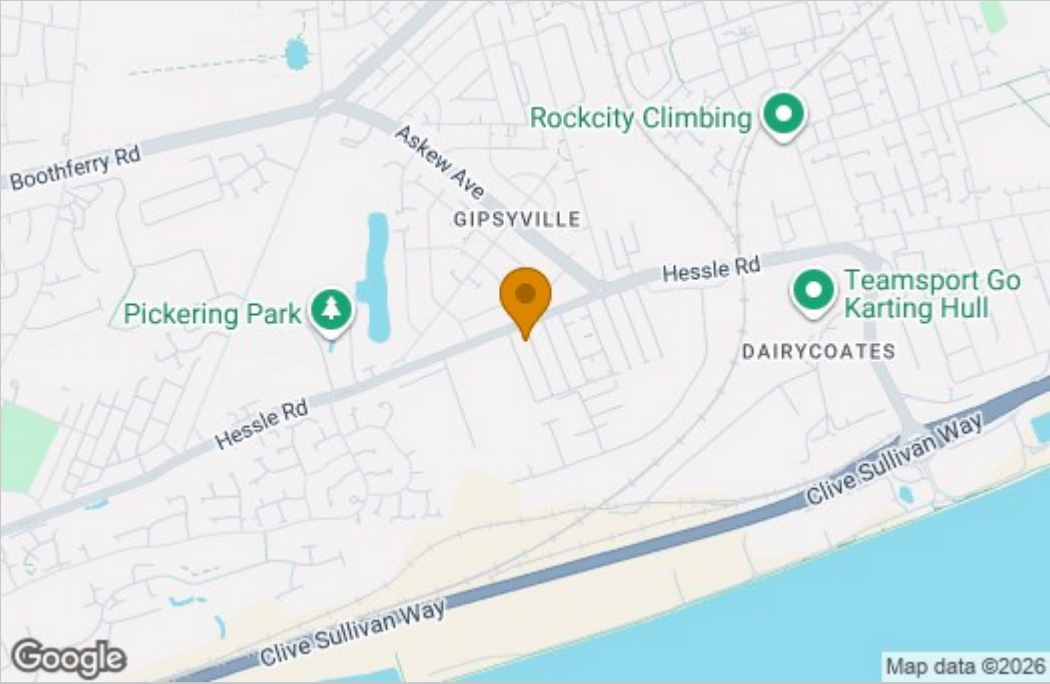
Floor Plan



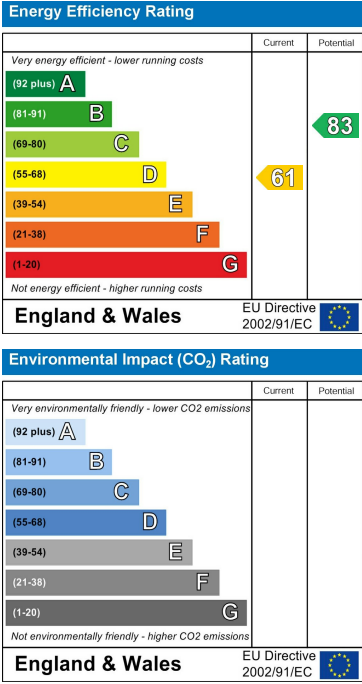
Total floor area: 85.8 sq.m. (923 sq.ft.)

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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