

# Whitakers

Estate Agents



## 6 Hampshire Street, Hull, HU4 6PZ

**£79,950**

\*\* NO ONWARD CHAIN \*\*

Introducing this recently refurbished mid-terrace home is ideally located on a popular residential street just off Hessle Road, offering easy access to a wide range of local amenities and excellent transport links.

Briefly comprising bay fronted lounge with open plan aspect to the dining room, and fitted kitchen incorporating a shower room to the ground floor; the first floor boasts two double bedrooms.

Externally there is a paved forecourt with fencing to the surround. The enclosed rear garden is also low maintenance in design, being paved with gravelled borders.

Taken together is perfectly suited to first-time buyers or a growing family, while also presenting an excellent opportunity for investors seeking a property ready for immediate letting.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally there is a paved forecourt with fencing to the surround.

Ground floor

Porch

UPVC double glazed door with side window, and tiled flooring. Opening to :

Open plan lounge / dining room



Lounge 13'7" x 11'7" maximum (4.16 x 3.54 maximum )



UPVC double glazed bay window with built-in storage cupboard below, central heating radiator, and laminate flooring.

Dining room 9'7" x 11'6" (2.93 x 3.52 )



Central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 8'4" x 7'9" (2.56 x 2.37 )



UPVC double glazed door and window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and hood above.

Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

## First floor

### Landing

Carpeted flooring, and leading to :

Bedroom one 12'2" x 11'7" maximum (3.73 x 3.54 maximum )



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

Bedroom two 10'8" x 8'7" (3.27 x 2.64 )



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

### Rear external



The enclosed rear garden is also low maintenance in design, being paved with gravelled borders.

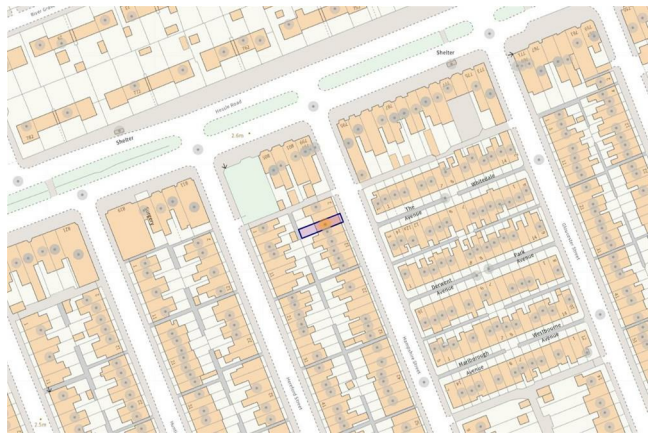
### Additional features

The residence also benefits from having a brick-built storage shed, and a gate that opens onto the pedestrian ten-foot.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00010244000601

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 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

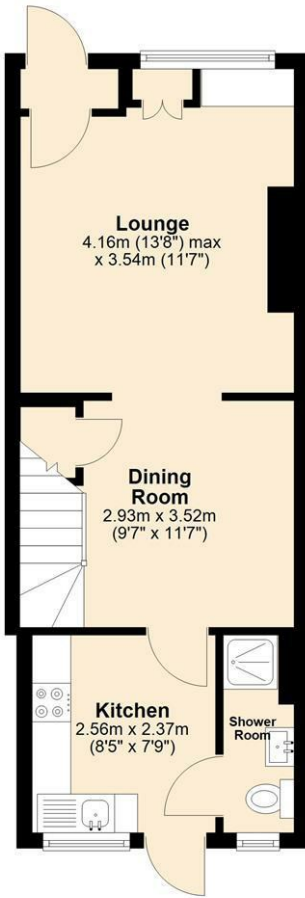
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

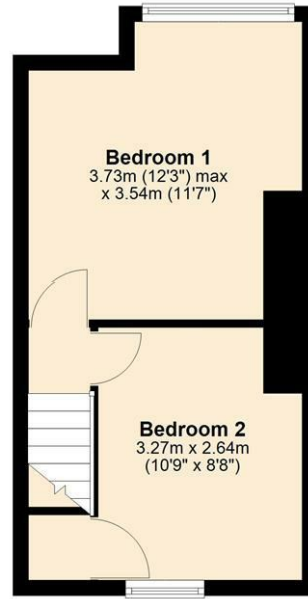
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# Floor Plan

**Ground Floor**  
Approx. 34.4 sq. metres (370.4 sq. feet)

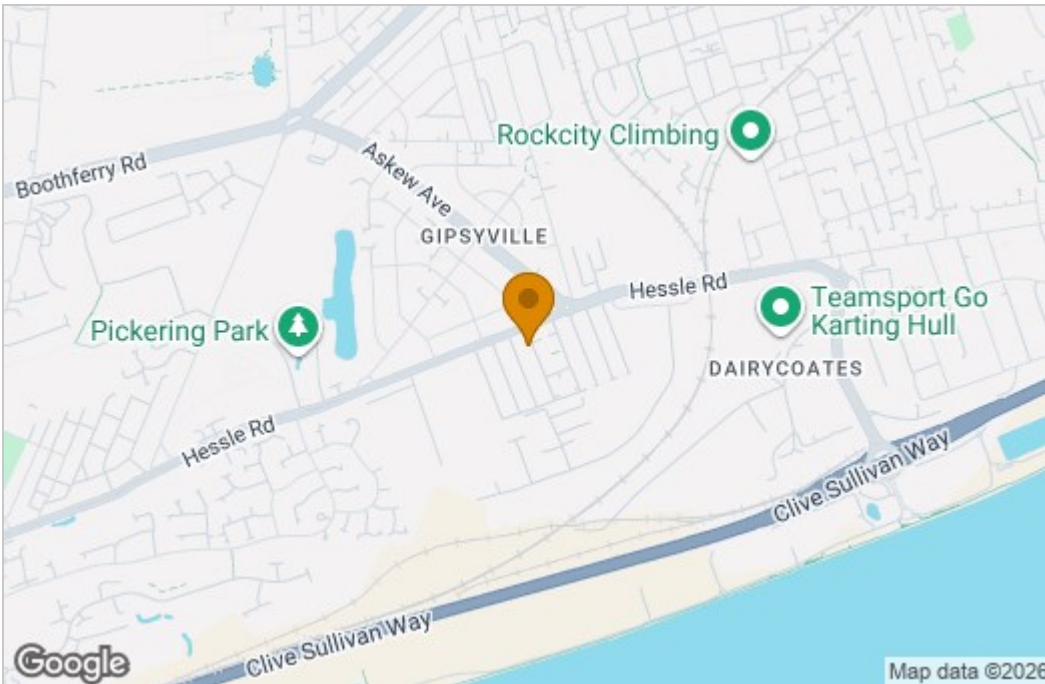


**First Floor**  
Approx. 24.6 sq. metres (264.9 sq. feet)

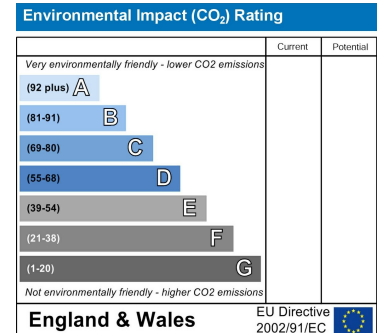
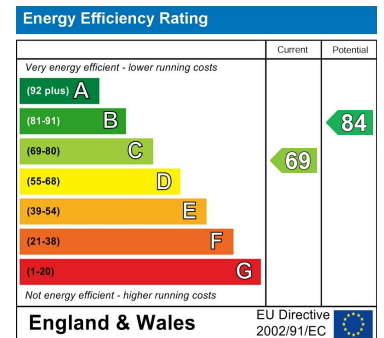


Total area: approx. 59.0 sq. metres (635.3 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.