

# Whitakers

Estate Agents



## 6 Belle-Vue

Middleburg Street, Hull, HU9 2QU

Asking Price £63,995



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## The Property Comprises

### Entrance

uPVC door leading through to the;

### Living Room

13'5" x 12'2" (4.10 x 3.71)

uPVC bay window to the front aspect, carpet flooring, radiator leading through to the;

### Kitchen

7'10" x 11'10" (2.40 x 3.63)

Wall, base units with contrasting work surfaces, radiator, vinyl flooring with uPVC window and door to the rear aspect giving access to the rear garden.

### Bathroom

uPVC window to the side aspect, Three piece bathroom suite with mixer shower, radiator, vinyl flooring.

### Stairs to First Floor Landing

uPVC window to the rear aspect, radiator, carpet flooring leading to the first floor;

### Bedroom One

11'4" x 12'4" (3.46 x 3.76)

A very generous sized master bedroom with uPVC bay window to front aspect, carpet flooring and a radiator.

### Bedroom Two

10'0" x 9'4" (3.07 x 2.87)

uPVC window to the rear aspect, carpet flooring, cupboard housing the boiler and a loft hatch giving access to the loft space.

## Gardens

To the front of the house there is a generous size low maintenance garden with low level brick wall/wooden fence/iron fence boundary.

To the rear of the house there is a small low maintenance courtyard with high level brick wall boundary with a handy brick shed giving additional outdoor storage.

## 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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 1 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning - No

### 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.



## Road Map



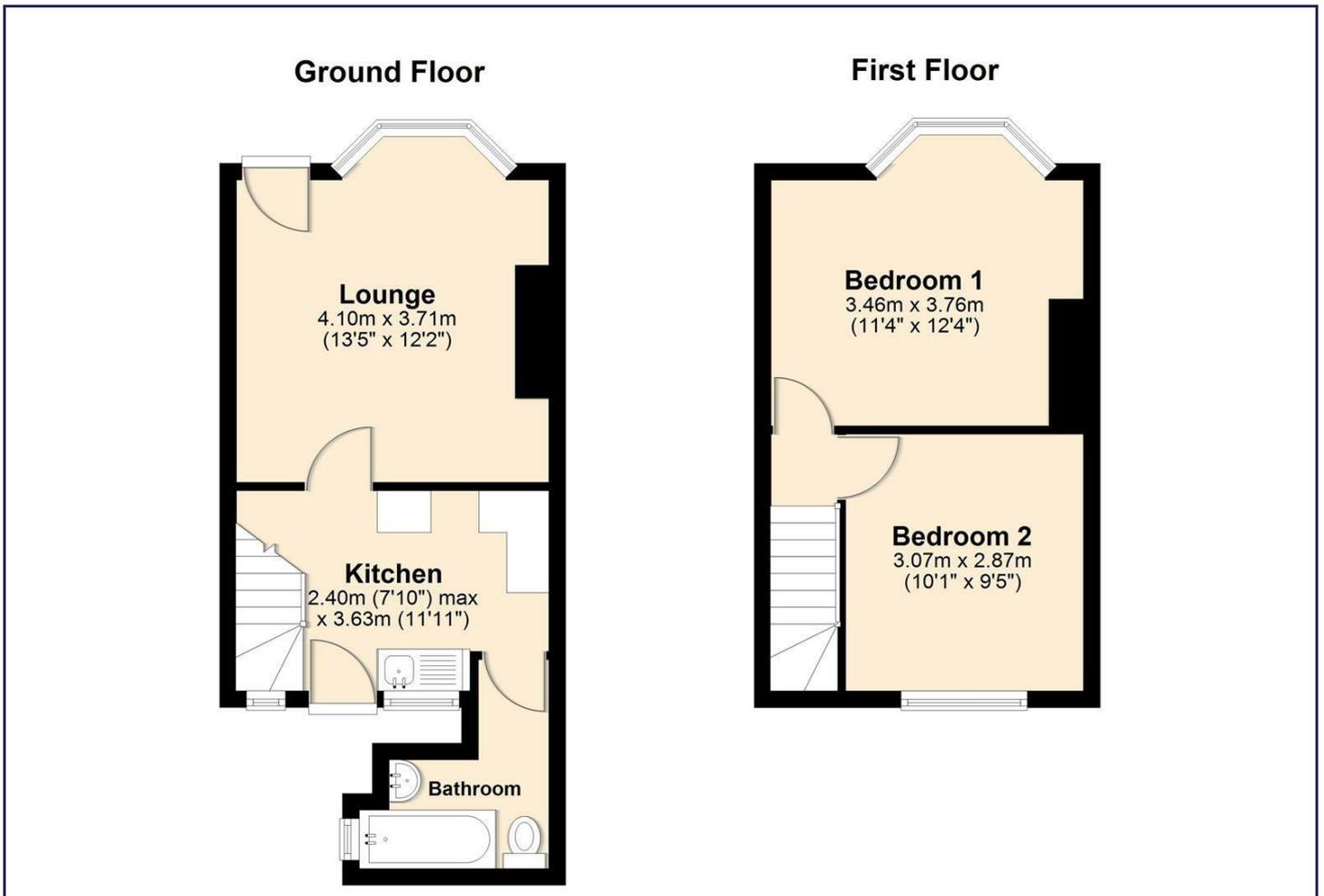
## Hybrid Map



## Terrain Map



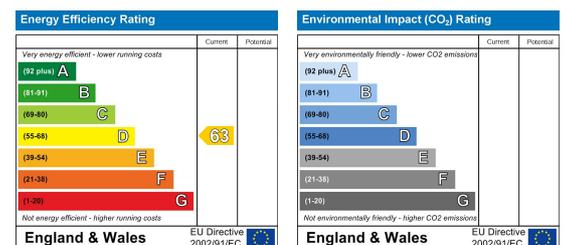
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## 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.