

# Whitakers

Estate Agents



## 51 Steynburg Street, Hull, HU9 2PE

**Offers Over £90,000**

Located in a popular East Hull area, this well-presented home is conveniently positioned close to local amenities and offers excellent transport links to the city centre.

The property features two well-proportioned bedrooms, along with a converted loft accessed via a fitted staircase, currently used as an additional bedroom and offering flexible extra space.

The ground floor provides a generous open-plan living and dining area, leading through to a newly fitted kitchen with modern appliances. There is also a stylish, contemporary downstairs shower room.

Offered in move-in condition, this property would make an ideal purchase for first-time buyers or those needing extra space. Early viewing is recommended to fully appreciate what is on offer.

### Entrance Hall

Laminate flooring leading to the stairs to the first floor and open plan living dining area.

### Lounge 11'1" x 11'4" (3.39 x 3.46)



UPVC window to the front aspect, open-plan living dining space. Laminate flooring throughout, with a radiator and a gas fire.

### Dining Room 11'3" x 11'8" (3.44 x 3.56)



Laminate flooring throughout, with French doors leading to the rear garden. Compromises of a radiator and an under stairs storage cupboard.

### Kitchen 8'6" x 6'11" (2.60 x 2.13)



Tile flooring throughout with ample contrasting worktop space with a good variety of floor and wall units. Attractive matte black sink and extractor fan with an electric oven and a gas hob. UPVC window to the side aspect.

### Downstairs Bathroom



Well presented, modern downstairs shower room. Tile flooring with fully tiled walls. window to the side aspect and a matte black dual head shower.

### Bedroom 1 11'2" x 14'3" (3.42 x 4.35)



Fitted wardrobes, carpeted with a UPVC window to the front and a radiator.

### Bedroom 2 11'2" x 9'5" (3.42 x 2.88)



UPVC window to the rear, carpeted and a radiator.

### Loft Space 9'10" x 13'0" (3.02 x 3.98)



Loft space with fitted stairs. Currently utilised as an additional bedroom, great for the extra living space. Laminate flooring with a window.

### Outside



Small rear yard, low maintenance, leads to the back alley.

Council Tax  
Hull City Council tax band A

EPC  
EPC rating D

Tenure  
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 under tile roof

Conservation Area - no

Flood Risk - low

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

Broadband - Basic 19 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

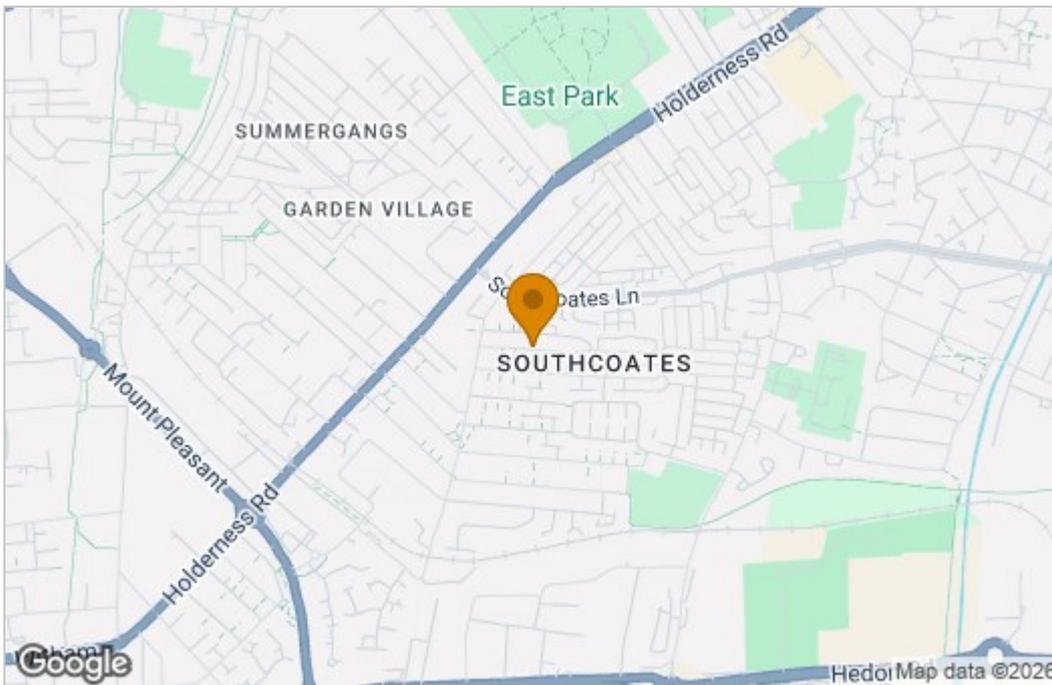
#### Whitakers Estate Agent Declaration:

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.

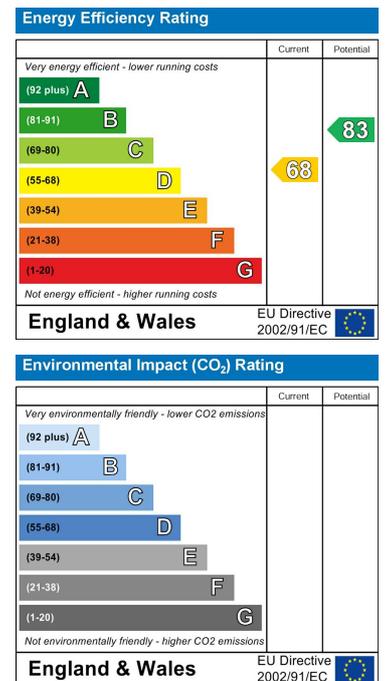
# Floor Plan



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