

Whitakers

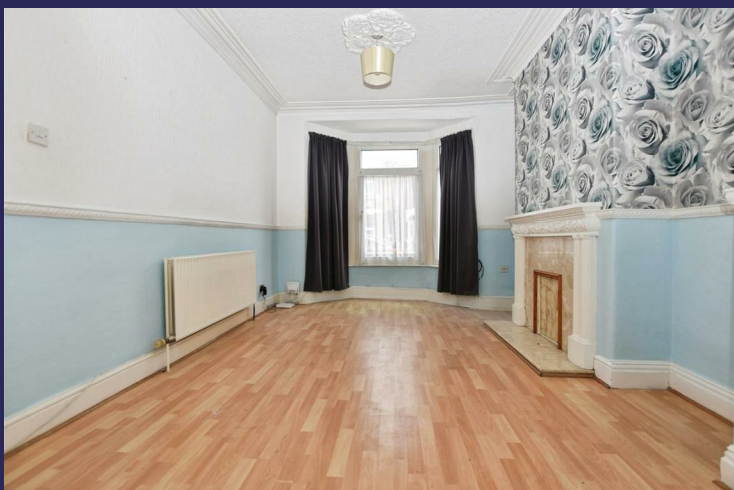
Estate Agents



8 Huntingdon Street

, Hull, HU4 6QJ

£85,000



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The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed door to the porch with half tiled walls leading to a wooden glazed door.

Lounge

11'0 x 10'10 (3.35m x 3.30m)

Laminate flooring, central heating radiator and focal point with marble inset and hearth.

Dining Room

12'0 x 11'0 (3.66m x 3.35m)

Upvc double glazed window and central heating radiator.

Kitchen

12'0 x 8'0 (3.66m x 2.44m)

With a range of floor and eye level units and work surfaces above, Sink with drainer. Upvc double glazed window and patio doors leading to the garden.

First Floor

Landing

Split level landing

Bedroom One

14'0 x 10'11 (4.27m x 3.33m)

Upvc double glazed bay window and central heating radiator.

Bedroom Two

12'0 x 9'0 (3.66m x 2.74m)

Upvc double glazed window and central heating radiator.

Bedroom Three

8'0 x 7'0 (2.44m x 2.13m)

Upvc double glazed window and central heating radiator.

Bathroom

5'0 x 5'0 (1.52m x 1.52m)

With a panelled bath, pedestal sink and a low flush toilet.

External

Walled low maintenance garden to the front. The rear garden is also low maintenance and enclosed to the boundary with large wooden shed.

Tenure

The property is freehold.

Council Tax

Council tax band- A- Hull City Council

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic- 12 Mbps Ultrafast- 10000 Mbps

Coastal Erosion - No

Additional products and services

Whitakers 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.

Tel: 01482 330490

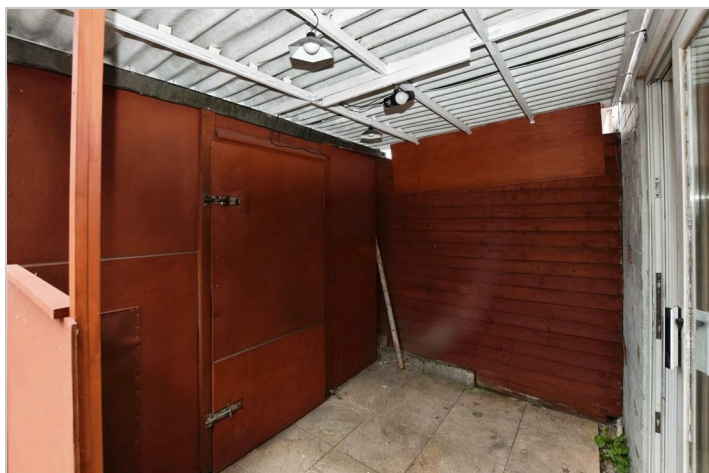
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

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.

Sales 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.



Road Map



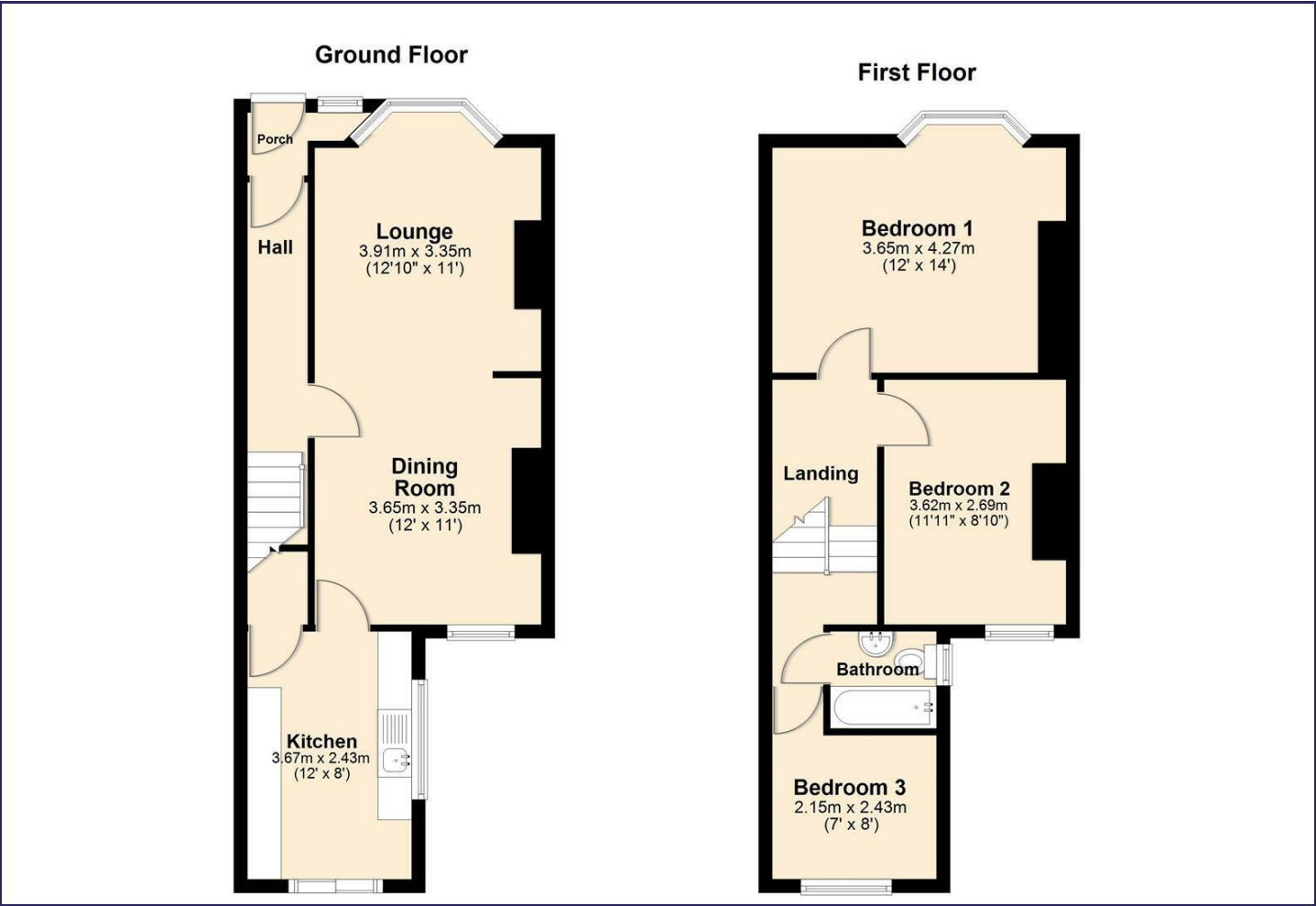
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 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 firms employment has the authority to make or give any representation or warranty in respect of the property.