

Whitakers

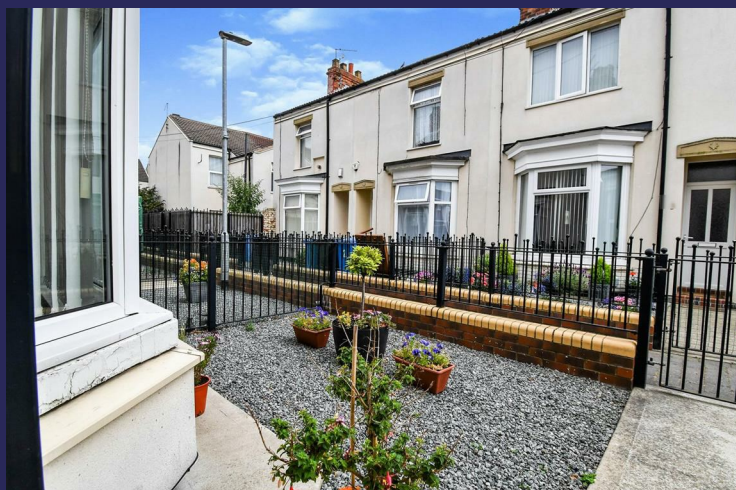
Estate Agents



6 Ellen Villas Holland Street

, Hull, HU9 2JF

Guide price £74,995



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Description

A two double bedroom mid terrace house! Spacious, this lovely home will appeal to the investors as currently tenanted with long term tenant paying £400 per month.

Chain free, this would make the perfect investment opportunity! Or 1st time buyers home!

Front garden and rear courtyard, through lounge, dining, and ground floor bathroom.

Situated in a desirable, sought after residential area close to a wealth of amenities and local transport, the City centre is a ten minute walk,!

Call to arrange your viewing!

Appliances serviced and tested every year

New damp proof course recently fitted with guarantee

Be Quick!

Entrance

Via a uPVC double glazed door

Hall

With radiator and the stairs to the 1st floor

Lounge

With uPVC double glazed bay window, radiator and solid wood flooring, a focal fireplace with inset flame effect gas fire.

Dining Room

With solid wood flooring, a radiator and uPVC double glazed window.

Kitchen

With a range of base and wall units with contrasting work surfaces, sink/drainer and built in electric oven with four ring gas hob and extractor, a uPVC double glazed window and vinyl flooring.

Rear Porch

With space for a fridge freezer, plumbing for an automatic washing machine and a glazed door leads to the rear courtyard.

Bathroom

The bathroom has a white suite with panel bath and shower, a low level wc and a pedestal wash hand basin, partial tiled walls and a uPVC double glazed window to the side aspect, radiator and vinyl flooring.

Stairs to the 1st floor

With split level and the loft access.

Bedroom One

Spacious, the bedroom has a radiator and uPVC double glazed window

Bedroom Two

With a uPVC double glazed window and two built in storage cupboards, a radiator and carpet flooring.

Outside

To the front of the house there is a pretty garden of low maintenance with gravel, the garden has black wrought iron boundaries and gate.

To the rear of the house there is a generous courtyard with high level brick wall boundaries and gate.

Disclaimer

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

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authority to make or give any representation or warranty in relation to this property.

Agents Notes

Services, fittings and 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.

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

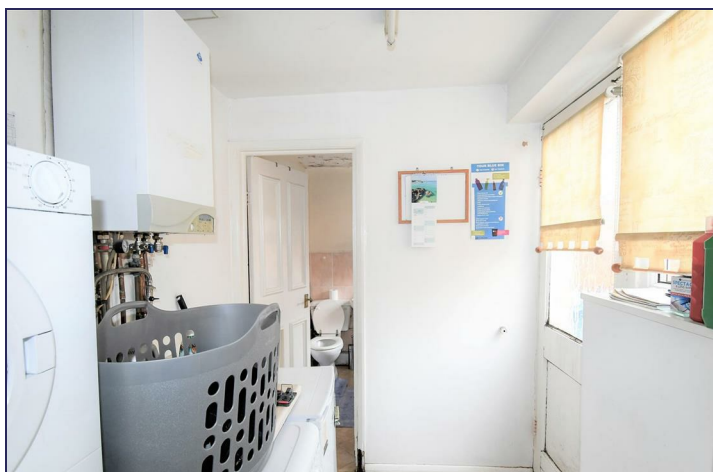
Council Tax

Band A

The local authority is Hull City Council

Tenure

Freehold



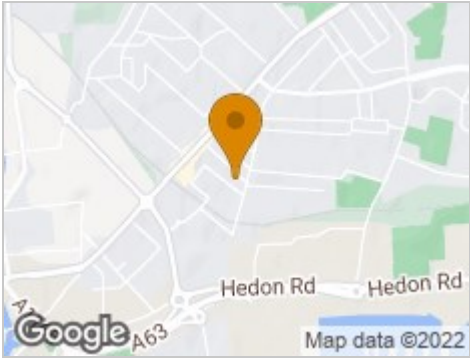
Road Map



Hybrid Map



Terrain Map



Floor Plan

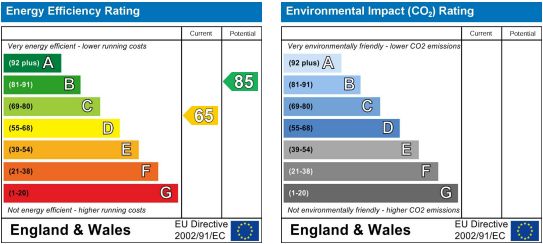


Total floor area 72.0 sq.m. (775 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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