

# Whitakers

Estate Agents



20 Church Street

, Hull, HU9 1DU

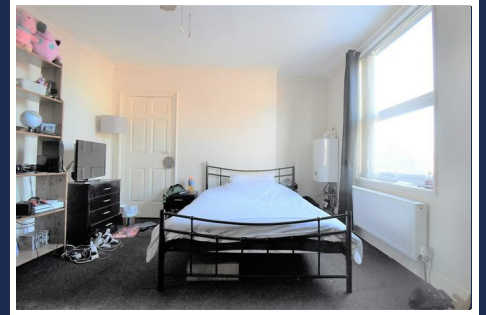
Guide price £65,000



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, Hull, HU9 1DU

Guide price £65,000



## Description

### IDEAL INVESTMENT OPPORTUNITY!

Selling with long term tenant in situ!

This very spacious two bed PLUS USABLE LOFT SPACE house is in the ideal location within a five minute walk to the City Centre!

Rear courtyard, front forecourt, gas central heating and uPVC double glazing, through lounge/dining room and ground floor bathroom!

Requiring a little TLC, yet potential!

Briefly - Entrance Hall, lounge/dining, kitchen, rear porch and bathroom

To the 1st floor two double bedrooms and to the 2nd floor, usable loft space.

BE QUICK!

## Entrance Hall

Via a uPVC double glazed door, stairs to the 1st floor and radiator

## Lounge/Dining Room

With uPVC double glazed window to the front, French doors to the rear aspect, two radiators and focal fireplace with inset flame fire

## Kitchen

With a range of base and wall units with contrasting work surfaces, a built in electric oven with four ring hob, space for a fridge freezer and plumbing for an automatic washing machine, a uPVC double glazed window to the side aspect and glazed window, a uPVC double glazed door leads to the courtyard, a radiator

## Bathroom

The bathroom has a white suite comprising of a panel bath with shower, a low level wc and pedestal

wash hand basin, a glazed window to the side aspect and radiator

## Stairs to the 1st floor

With stairs to the 2nd floor

## Bedroom One

With radiator and uPVC double glazed window

## Bedroom Two

With radiator and uPVC double glazed window

## Usable Loft Space

With velux window and radiator

## Outside

To the front of the house there is a small low maintenance garden with low level boundary.

To the rear of the house there is a courtyard of low maintenance and high level brick wall boundary.

## 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 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.

Tel: 01482 790970

## 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.

## Tenure

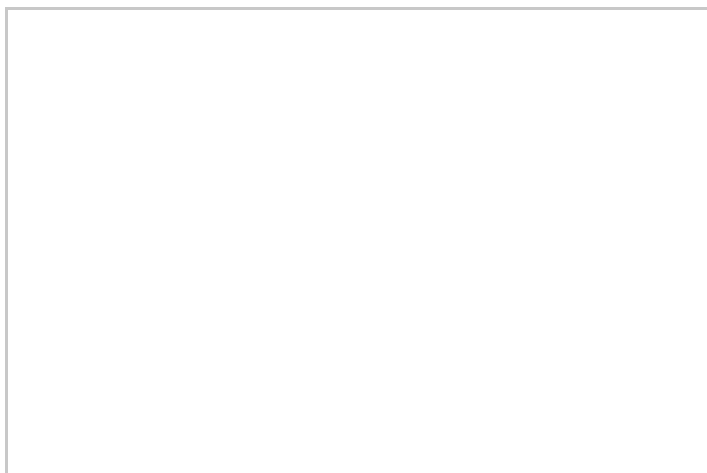
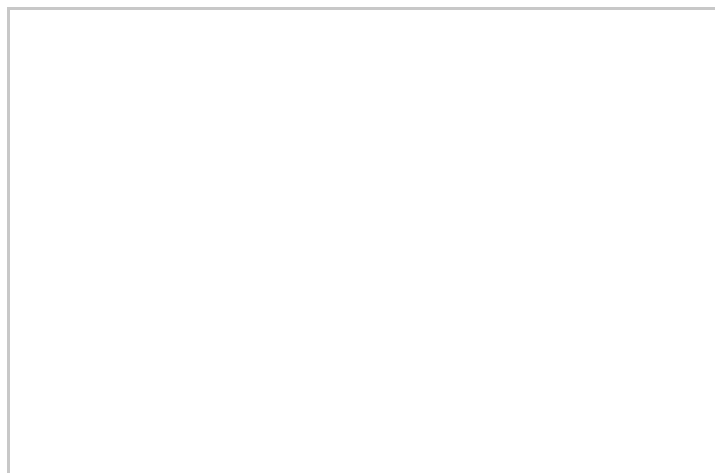
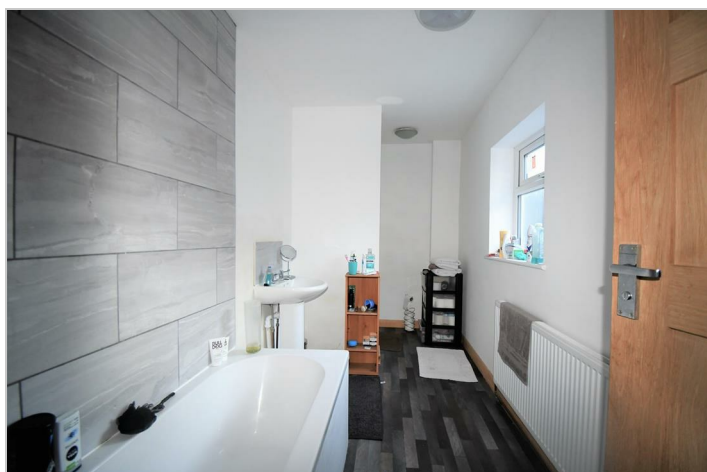
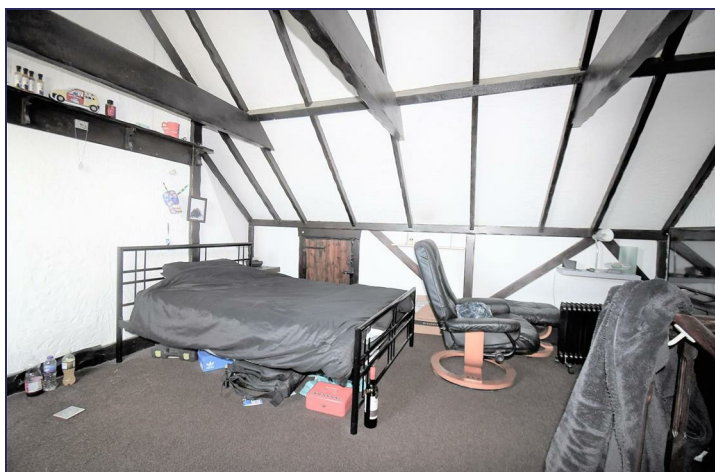
The house is freehold.

## Council Tax

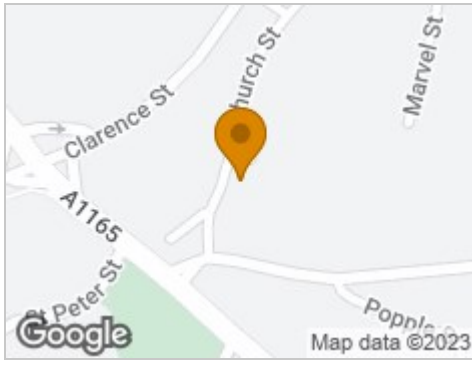
Band A

The local authority is Hull City Council.

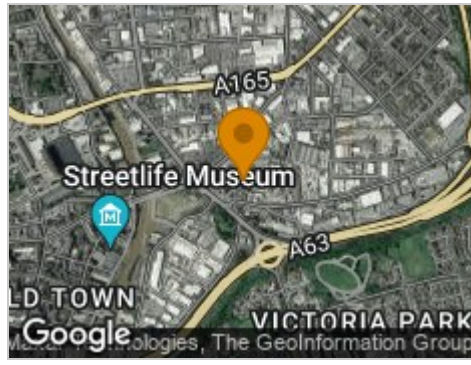
## TENANCY



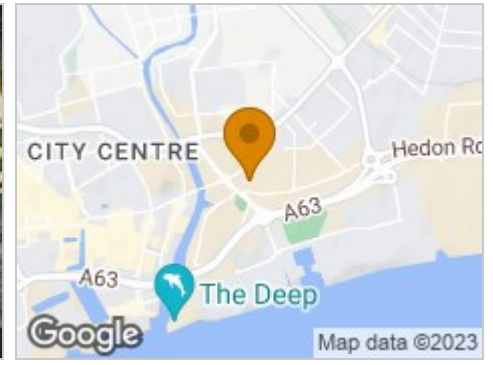
## Road Map



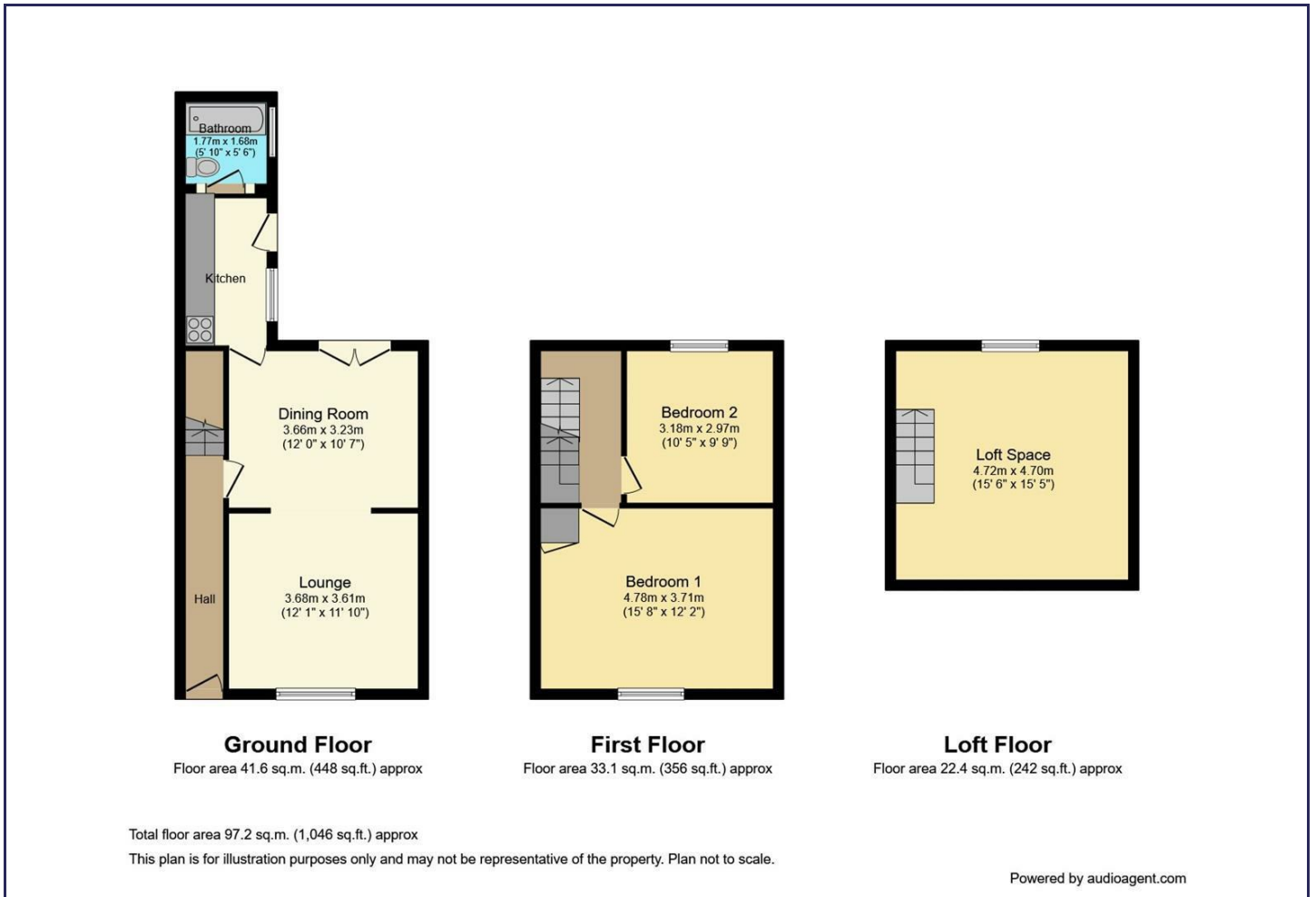
## Hybrid Map



## Terrain Map



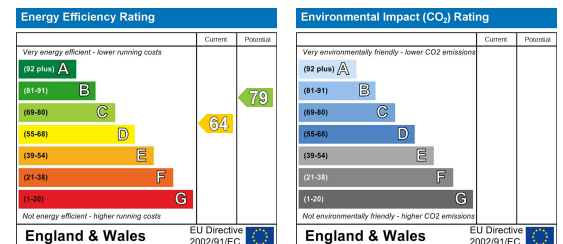
## Floor Plan



## 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



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.