

# Whitakers

Estate Agents



53 Portobello Street

, Hull, HU9 3JD

Guide price £135,000



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## Description

### CHAIN FREE!

This delightful, modernised three bed semi-detached house has been updated by the current owners to include- new electrics, boiler, kitchen, bathroom, décor and floorings!

Huge sunny aspect rear garden, two reception rooms, ideal for a growing family or 1st time buyer!

Situated close to a wealth of amenities including popular schools, retail, transport and medical, a leisure centre and East Park!

We expect a high demand, so be quick!

## Entrance

Via a uPVC double glazed door

## Entrance Hall

Spacious with fresh décor, a radiator and the stairs to the 1st floor, wood effect flooring and storage cupboard.

## Lounge

15'2" x 12'1" (4.640 x 3.699)

The spacious lounge has a uPVC double glazed bay window to the front aspect, a radiator and wood effect flooring, fresh décor.

## 2nd Reception Room

10'4" x 11'8" (3.164 x 3.559)

The 2nd reception room has uPVC double glazed French doors leading out to the rear garden, fresh décor, wood effect flooring and radiator

## Kitchen/Dining

19'0" x 7'10" (5.801 x 2.391)

Spacious kitchen, recently fitted with a range of base and wall units with contrasting work surfaces and

modern tiled splashbacks, a built in electric oven with electric hob and extractor, space for a fridge freezer, the combi boiler in situ, and plumbing for an automatic washing machine, a uPVC double glazed window to the side and rear aspect and door leading out to the rear garden, spotlights and wood effect flooring, a radiator.

## Stairs to the 1st floor

With loft access.

## Bedroom One

15'5" x 12'5" (4.717 x 3.792)

The spacious bedroom has a uPVC double glazed bay window to the front aspect, a radiator, fresh décor and new carpet flooring.

## Bedroom Two

10'8" x 9'3" (3.253 x 2.820)

The second bedroom has a uPVC double glazed window to the rear aspect, a radiator, fresh décor and new carpet flooring.

## Bedroom Three

8'10" x 8'4" (2.709 x 2.560)

The third bedroom has fresh decor, new carpet flooring, a radiator and uPVC double glazed window to the rear aspect.

## Bathroom

5'4" x 8'10" (1.630 x 2.715)

The newly installed modern bathroom suite comprises of a panel bath with mixer tap, a thermostatic shower, a low level wc and vanity wash hand basin, a uPVC double glazed window to the front aspect, partial modern tiled walls and radiator and tiled floor

### Outside

To the front of the house there is a small forecourt garden

To the rear of the house there is a very generous sunny rear garden with high level timber fence boundaries.

### Disclaimer

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### 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.

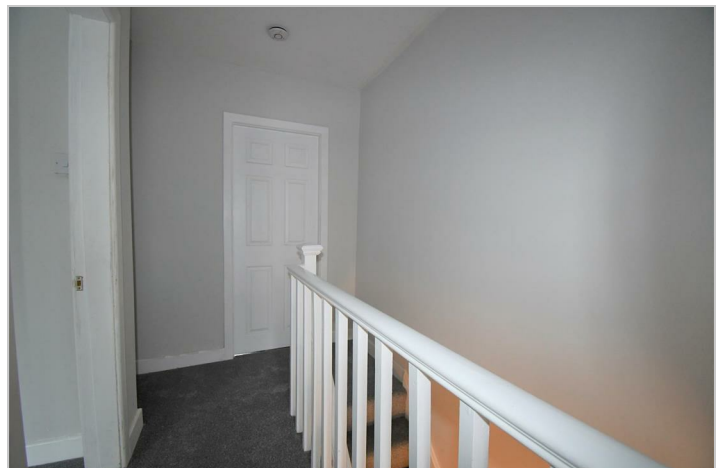
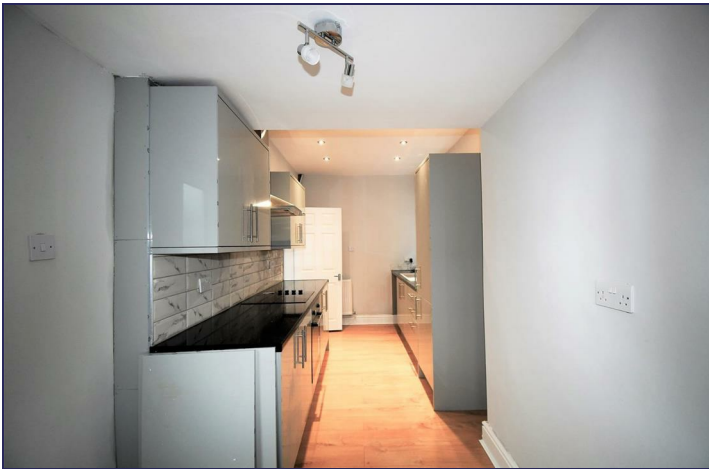
### Council Tax

Council Tax Band B

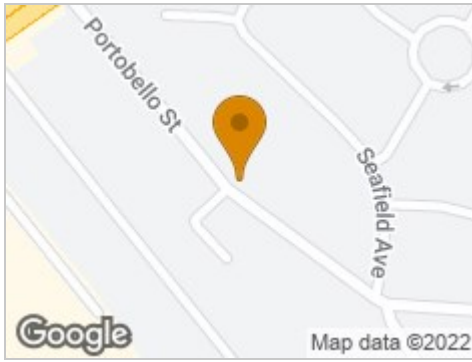
The local authority is Hull City Council.

### Tenure

The property is freehold



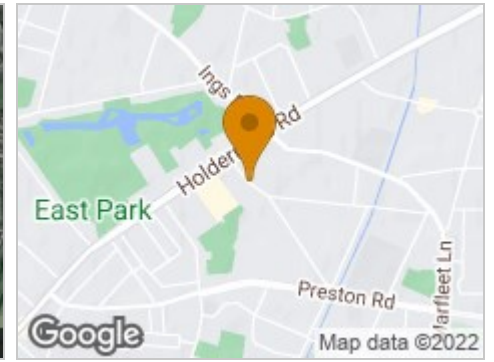
## Road Map



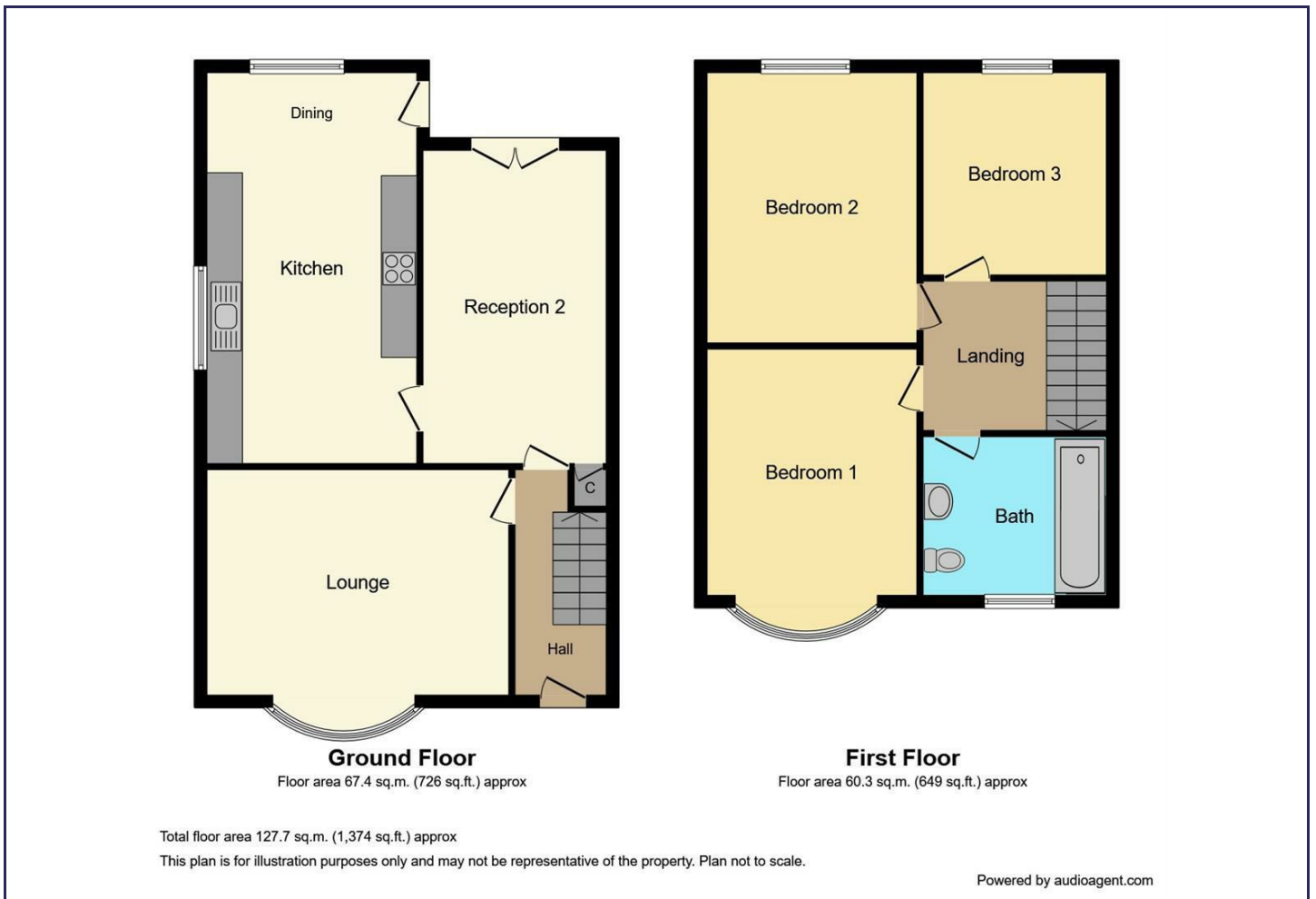
## Hybrid Map



## Terrain Map



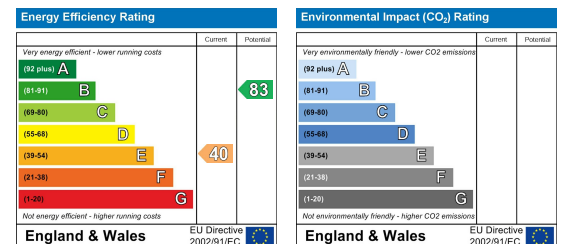
## Floor Plan



## 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.