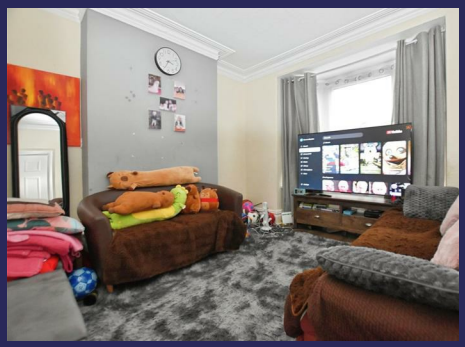
Whitakers
Estate Agents



34 White Street, Hull, HU3 5PS

£82,500

Business in a box.

This well presented property is offered to the market with a sitting tenant, offering a return on your investment of around 8.65%, meaning that you receive an income from day one, saving the hassle of void periods that cost money.

The main features include - entrance, lounge, dining room, fitted kitchen and useful store / utility area. The first floor boasts two good bedrooms along with the large family bathroom suite.
Externally to the front of the property is a low maintenance garden, the rear garden is also enclosed and low maintenance by design.

White Street is located off Hawthorne Avenue, well placed to access a host of amenities and enjoys easy access to and from the city centre.

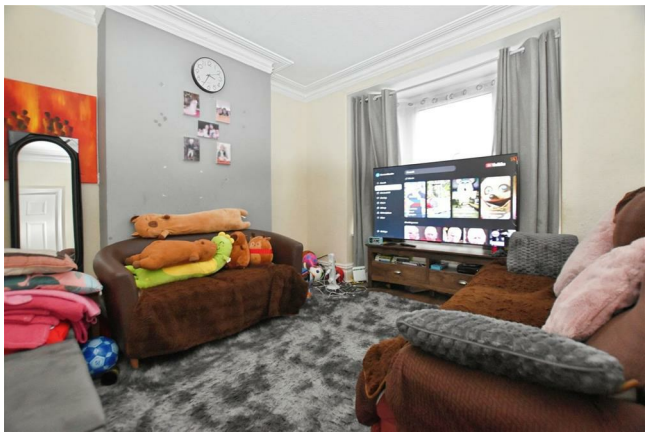
Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance
Laminate flooring leading to

Lounge 11'02 x 10'02 (3.40m x 3.10m)



With Upvc double glazed bay window and central heating radiator.

Dining Room 11'09 x 12'09 (3.58m x 3.89m)

Laminate flooring, under stairs storage cupboard and central heating radiator. Upvc double glazed window.

Kitchen 9'07 x 8'10 (2.92m x 2.69m)

With a range of floor and eye level units and complimentary work surfaces above and splash back tiling. Sink with mixer tap, Upvc double glazed window and rear door to the store / Utility

Store / Utility 9'05 x 6'7 (2.87m x 2.01m)
Wooden glazed rear door and window

First Floor

Landing
Split level landing with loft hatch and access to all the rooms.

Bedroom One 14'06 max x 10'02 (4.42m max x 3.10m)

With built in storage and central heating radiator. Upvc double glazed window.

Bedroom Two 12'09 x 9'02 (3.89m x 2.79m)

Laminate flooring and central heating radiator

Bathroom 9'06 x 8'11 (2.90m x 2.72m)

Panelled bath, pedestal sink and a low flush toilet. Upvc double glazed and central heating radiator. Electric shower and fully tiled walls.

External

Low maintenance front yard and an enclosed low maintenance rear yard.

Tenure
The property is freehold.

Council Tax
Council Tax Band A.

EPC
EPC Rating C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Three/Vodafone/O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

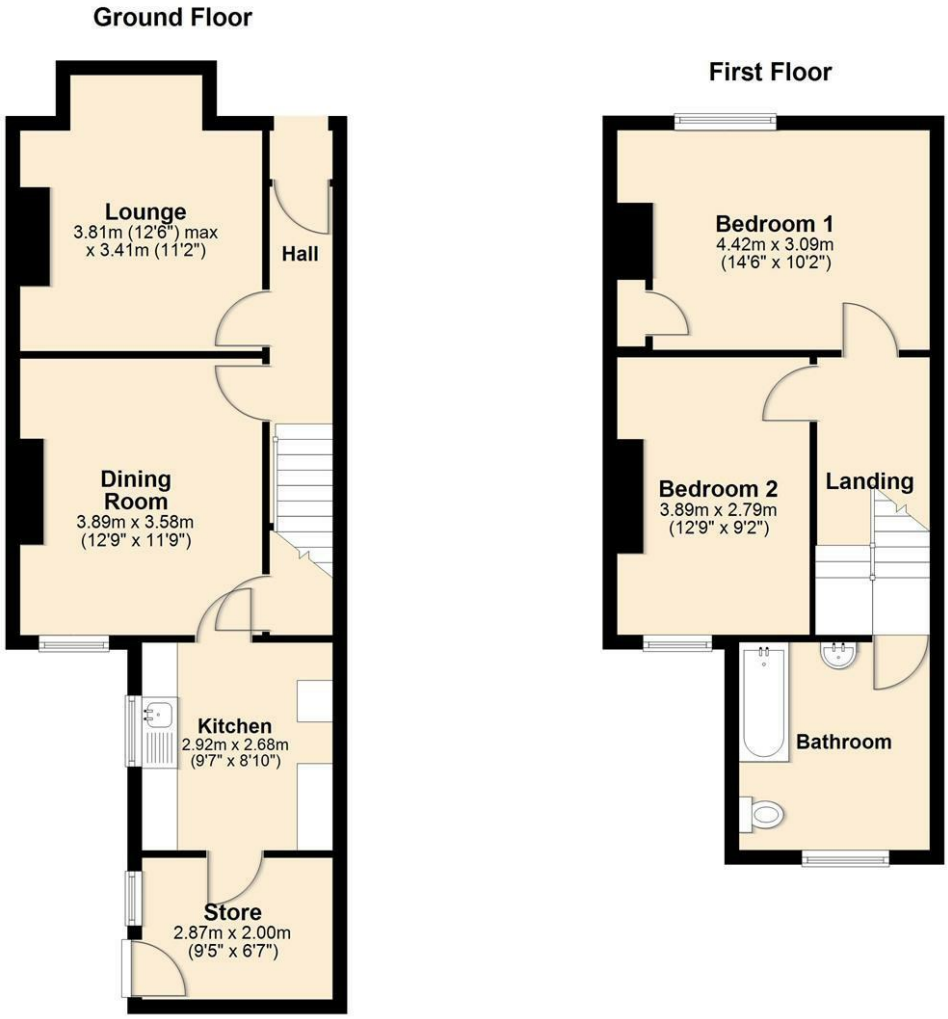
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these 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.

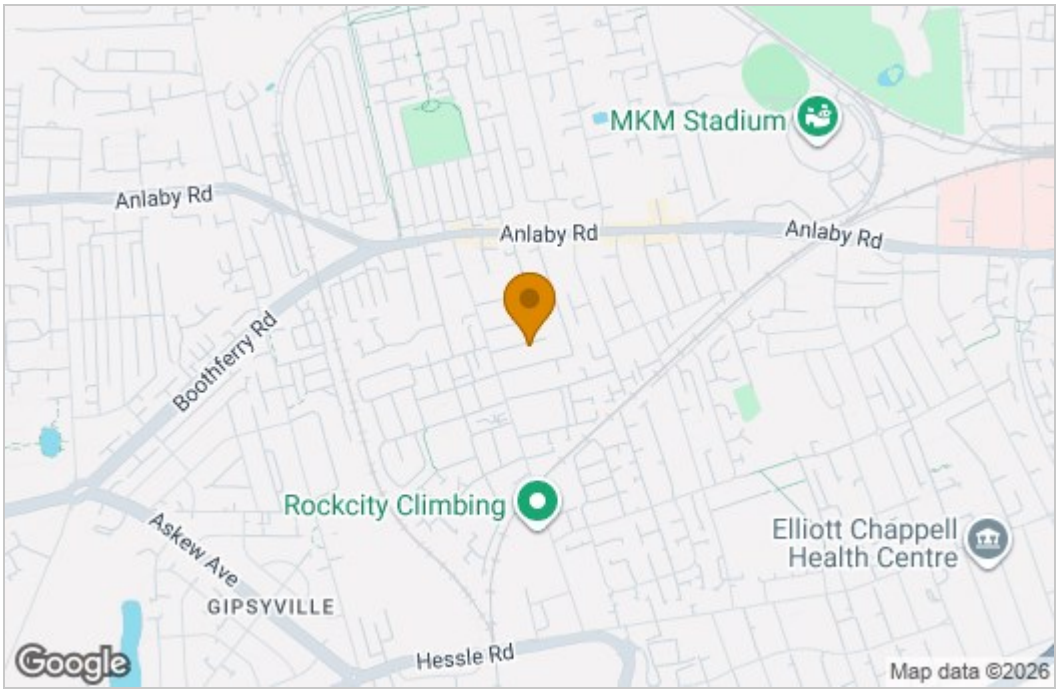
Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

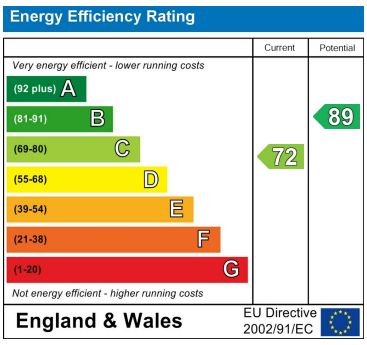
Floor Plan

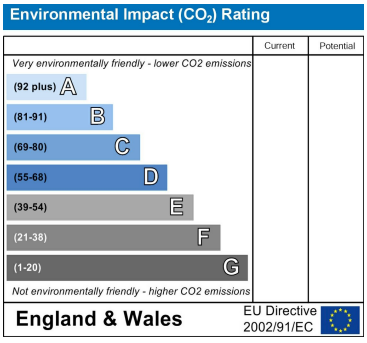


Area Map



Energy Efficiency Graph





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