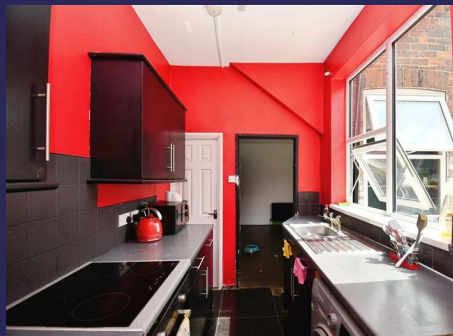


# Whitakers

Estate Agents



## 71 Mayfield Street, Hull, HU3 1NT

**£82,000**

Introducing this mid-terrace style accommodation which is conveniently located on Spring Bank a location renowned for its easy access to the Hull city centre, and local conveniences.

Briefly comprising : storm porch to the hallway, lounge, dining room and kitchen to the ground level; the first floor boasts two bedrooms, a bathroom, and a fixed staircase to the loft room.

Externally there is an enclosed rear courtyard with a large storage area accessed via double width gates to the front aspect, and a further storage area.

Although the property requires a degree of modernisation throughout, this makes it ideal for a developer seeking to undertake a renovation project, or a growing family searching for an attractively priced home they can implement their own cosmetic enhancements upon.



The accommodation comprises

Ground floor

Storm porch

Upvc double glazed entrance door opening to :

Hallway

Central heating radiator, and stained wood flooring. Leading to :

Lounge 11'0" x 11'3" (3.36m x 3.45m )



UPVC double glazed window, central heating radiator, media wall, and stained wooden flooring.

Dining room 11'8" x 11'8" m (3.57m x 3.57 m)



UPVC double glazed window, central heating, and stained wooden flooring.

Kitchen 10'9" x 6'5" (3.29m x 1.96m )



Wooden door to the rear garden, UPVC double glazed window, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

With fixed staircase to the loft room, central heating radiator, and stained wooden flooring.

Bedroom one 10'9" x 15'3" (3.28m x 4.65m )



UPVC double glazed window, central heating radiator, built-in storage and carpet flooring.

Bedroom two 11'10" x 9'7" (3.63m x 2.94m )



UPVC double glazed window, central heating radiator, built-in storage, and stained wooden flooring.

Bathroom



UPVC double glazed window, central heating radiator, panelled to splashback areas, and

furnished with a three-piece suite comprising bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

#### Second floor

Loft room 15'5" x 14'0" maximum (4.70m x 4.29 maximum )

Woden window, central heating radiator, and stained wooden flooring.

#### External



The property enjoys an enclosed rear courtyard with a large storage area accessed via double width gates to the front aspect, and a further storage area.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00090020007109

Council Tax band - A

#### EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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.

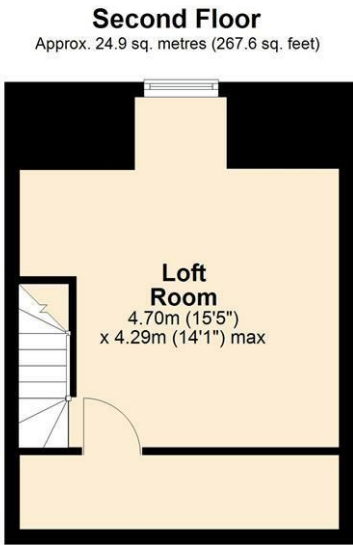
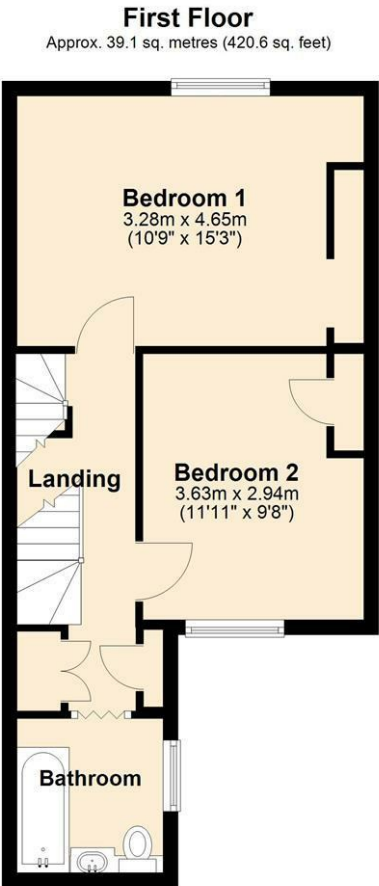
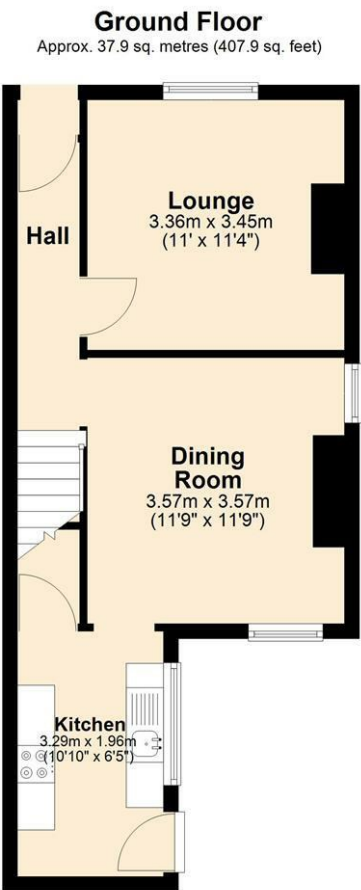
#### Free Market Appraisals / Valuations

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

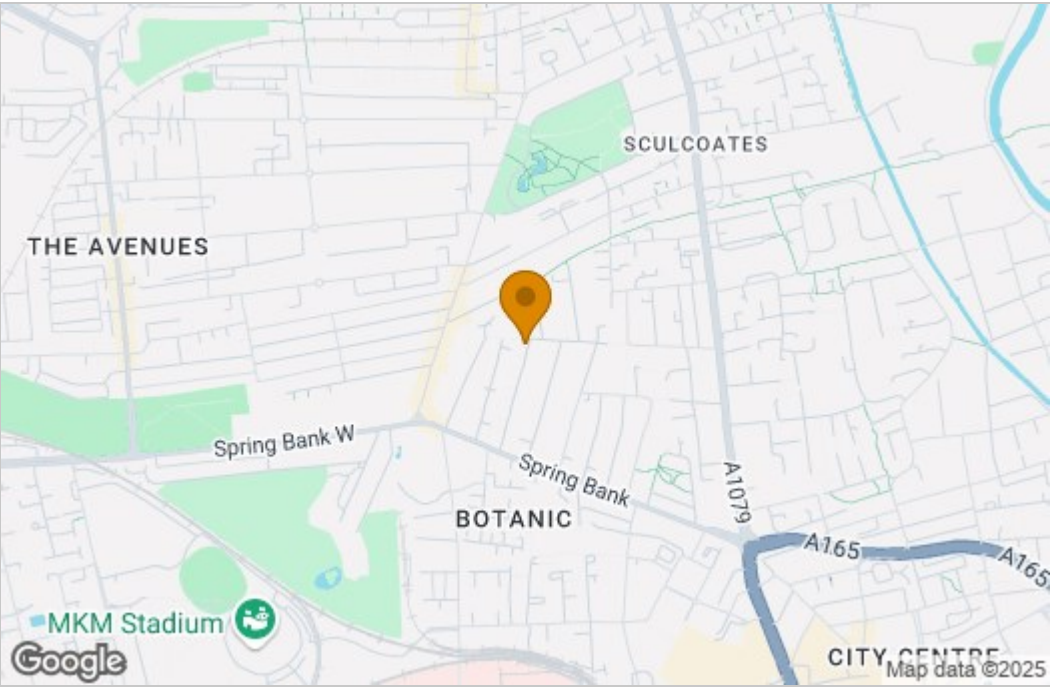
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

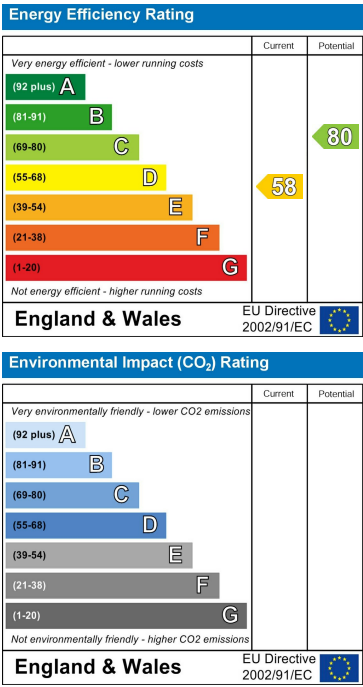


Total area: approx. 101.8 sq. metres (1096.1 sq. feet)

Area Map



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.