

# 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.

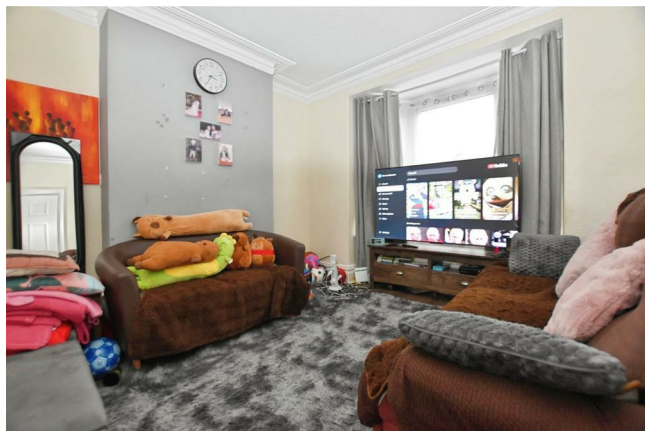
## The Accommodation Comprises

### 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.

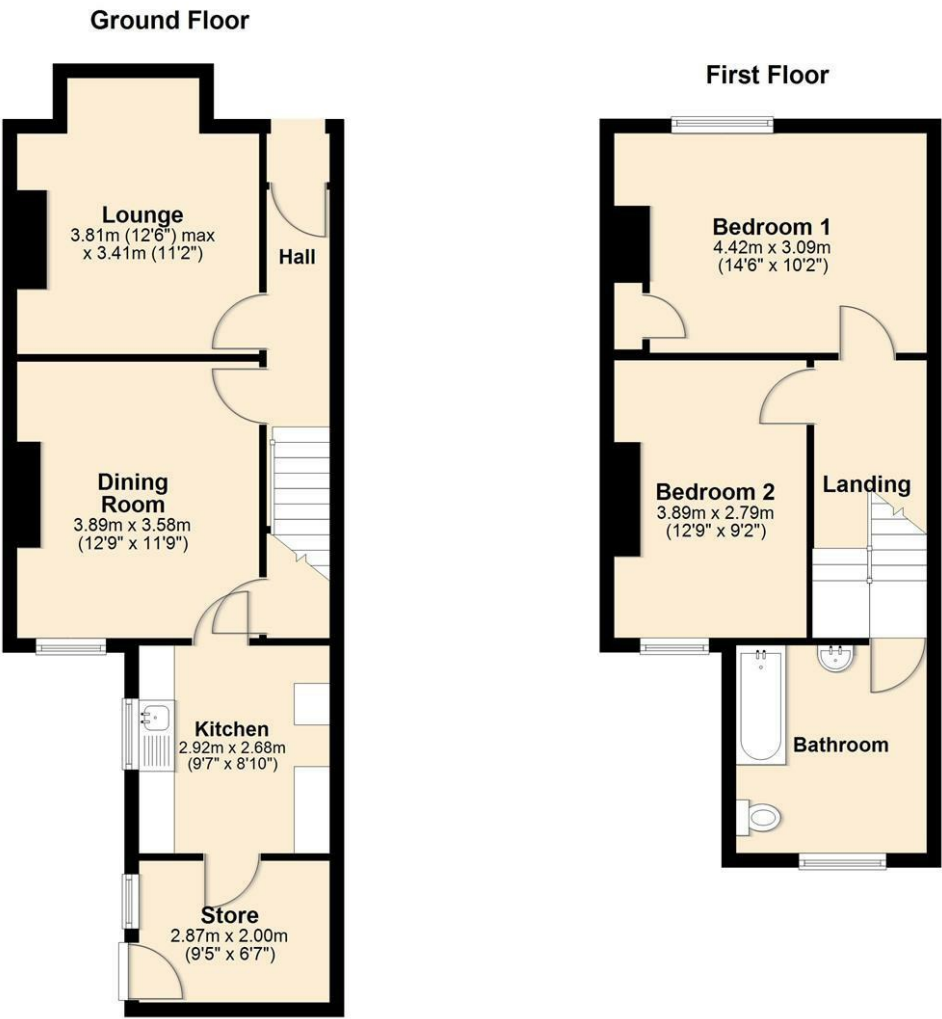
#### Free Market Appraisals / Valuations

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.

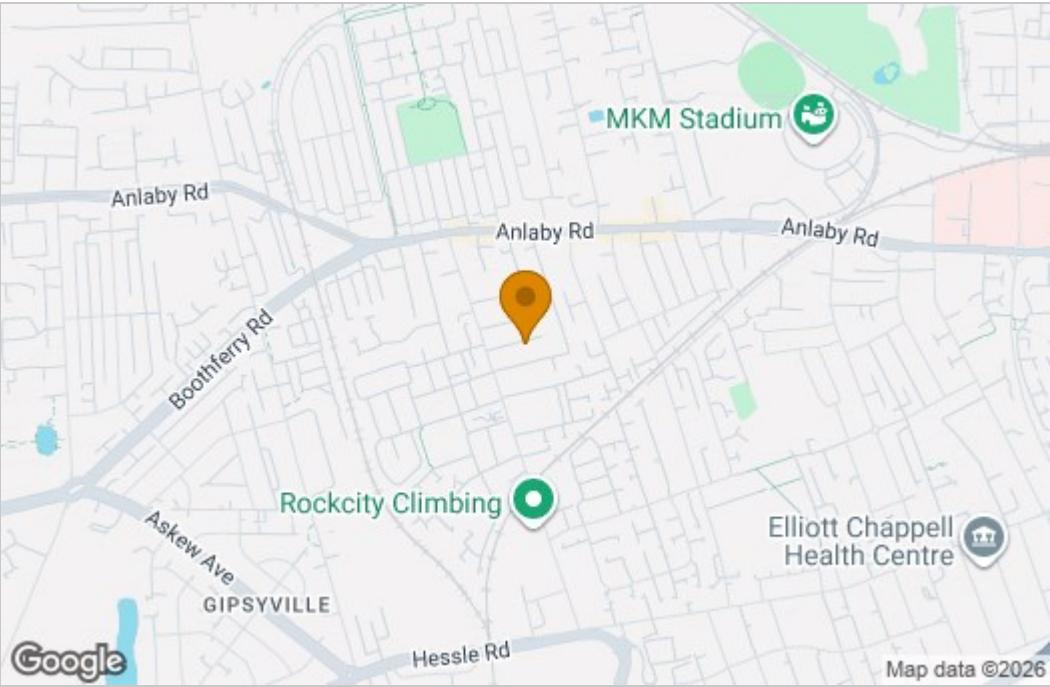
#### Whitakers Estate Agent Declaration

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.

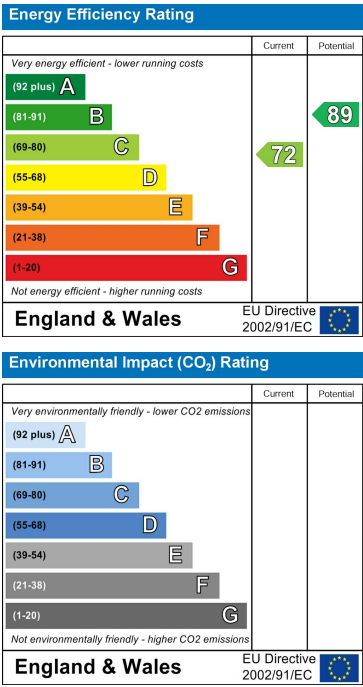
Floor Plan



Area Map



Energy Efficiency Graph



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.