Whitakers
Estate Agents

20 Norfolk Street, Hull, HU2 9AA

£105,000

** NO ONWARD CHAIN **

Introducing this mid-terrace style property, which is conveniently placed within Hull's city center, and enjoys the range of shops, local businesses and dining facilities that are on offer along with highly accessible transport links.

The main features include - large hallway, open plan lounge / dining room and fitted kitchen; to the first floor, there are two double bedrooms, and a bathroom with separate W.C.

Externally to the front aspect, there is an enclosed courtyard garden which overlooks a communal green. To the rear is a garden laid to paved patio area and has outside lighting and electricity points. There is also a brick built storage shed.

There is vehicular access via the rear of the property through double metal gates for which the residents have keys. This leads to the private parking area at the rear of the garden which is laid to aggregates and has small timber gates.

Entrance Hall
Nice and spacious, with staircase off, useful under stairs storage cupboard and a radiator.

Lounge 20'8 x 11'7 (6.30m x 3.53m)

Picture window to the front aspect, a built in gas fire, a radiator and opens to:

Dining Area

with a window to the rear aspect

Kitchen 9'1 x 8'10 (2.77m x 2.69m)

Fitted floor and wall unit with contrasting preparation surfaces having an inset stainless steel sink unit . Window to the rear aspect and partially tiled walls.

First Floor Landing
With a built in storage cupboard and access to:

Bedroom One 15'1 x 9'5 (4.60m x 2.87m)

Two windows to the front aspect, a bult in storage cupboard and a radiator.

Bedroom Two 12' x 11' (3.66m x 3.35m)

Window to the rear aspect and a radiator.

Bathroom

A white suite to comprise panelled bath with electric shower and a wash hand basin with a pedestal. The wall are partially tiled and there is an electric shower unit over the bath

Separate WC

A dual flush low level unit in white and the walls are half tiled.

Externally

To the front of the property is a small enclosed courtyard garden which overlooks a communal green, To the rear is a garden laid to paved patio area and has outside lighting and electricity points. There is also a brick built storage shed.

Secure Car Parking Amenities

There is vehicular access via the rear of the property through double metal gates for which the residents have keys. This leads to the private parking area at the rear of the garden which is laid to aggregates and has small timber gates.

Council Tax Band

Band A

Tenure

Freehold.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE/ Vodafone / Three / O2
Broadband - Basic 18 Mbps / Ultrafast 10000 Mbps

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 sales 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.

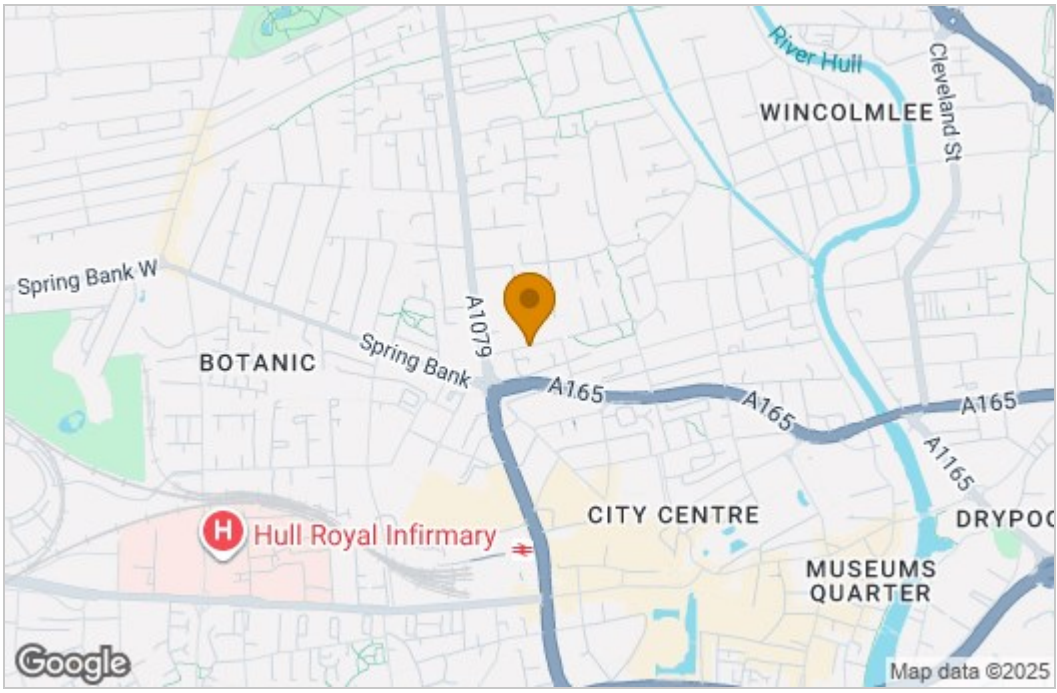
Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very Low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

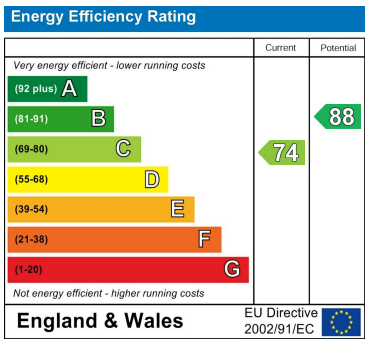
Floor Plan

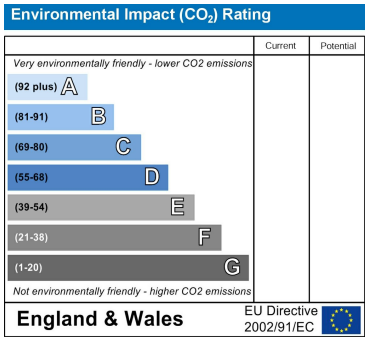
Total area: approx. 77.0 sq. metres (828.5 sq. feet)

Area Map



Energy Efficiency Graph





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