

Whitakers

Estate Agents



691 Hotham Road South, Hull, HU5 5JZ

£142,500

This immaculate end of terrace property has been the subject of vast improvement by the current owners to a high standard, now offered to the market as move into condition, ready to enjoy from day one in this ever popular location.

The main features include - entrance, lounge / diner, fitted kitchen with some integrated appliances, with part quartz worktop and a rear porch with useful ground floor W.C.

The first floor boasts two good bedrooms (bed two with built in storage) along with the well appointed family bathroom suite.

Externally to the front is a low maintenance garden designed to accommodate multiple cars for off street parking, the rear garden is enclosed to the boundary, again low maintenance by design with a raised decked seating area and pergola.

This immaculate property has been carefully designed, now ticking all the boxes in terms of size, condition and location. Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed door and side window.

Hall

Laminate flooring

Lounge / Diner 20'4 x 13'11 max (6.20m x 4.24m max)



Central heating radiator and focal point with decorative hearth. Upvc double glazed bay window and side window. Laminate flooring.

Kitchen 13'4 x 9'1 (4.06m x 2.77m)



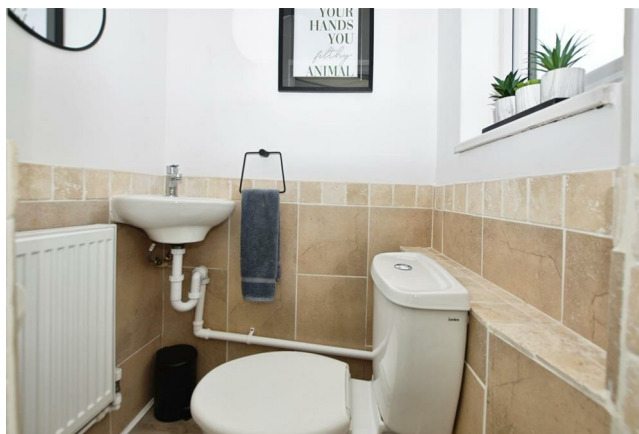
With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Oven, Hob and Hood, Integrated wine cooler and sink with mixer tap. Upvc double glazed window and door through to the rear lobby.

Rear Porch 4'0 x 4'0 (1.22m x 1.22m)



Upvc double glazed room with laminate flooring and door to rear garden and the W.C.

W.C



Laminate flooring with a low flush toilet and wash basin.

First Floor

Landing

Central heating radiator.

Bedroom One 13'11 max x 11'6 (4.24m max x 3.51m)



Upvc double glazed window x 3 and central heating radiator.

Bedroom Two 8'0 x 8'5 (2.44m x 2.57m)



Upvc double glazed window and central heating radiator. Built in store cupboard.

Bathroom 5'6 x 5'2 (1.68m x 1.57m)



Panelled bath with mixer shower, vanity sink and a low flush toilet. Upvc double glazed window.

External



Low maintenance front garden designed to accommodate multiple cars for off street parking. The rear garden is also low maintenance by design with a raised decked seating area and pergola.

EPC

EPC rating - TBC

Tenure

Freehold

Council Tax

Local Authority - City Of Kingston Upon Hull

Council Tax Band: 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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

Mobile Coverage / Signal - EE Vodafone Three 02

Broadband - Basic 8 Mbps Ultrafast 10000 Mbps

Coastal Erosion -N/A

Coalfield or Mining Area - N/A

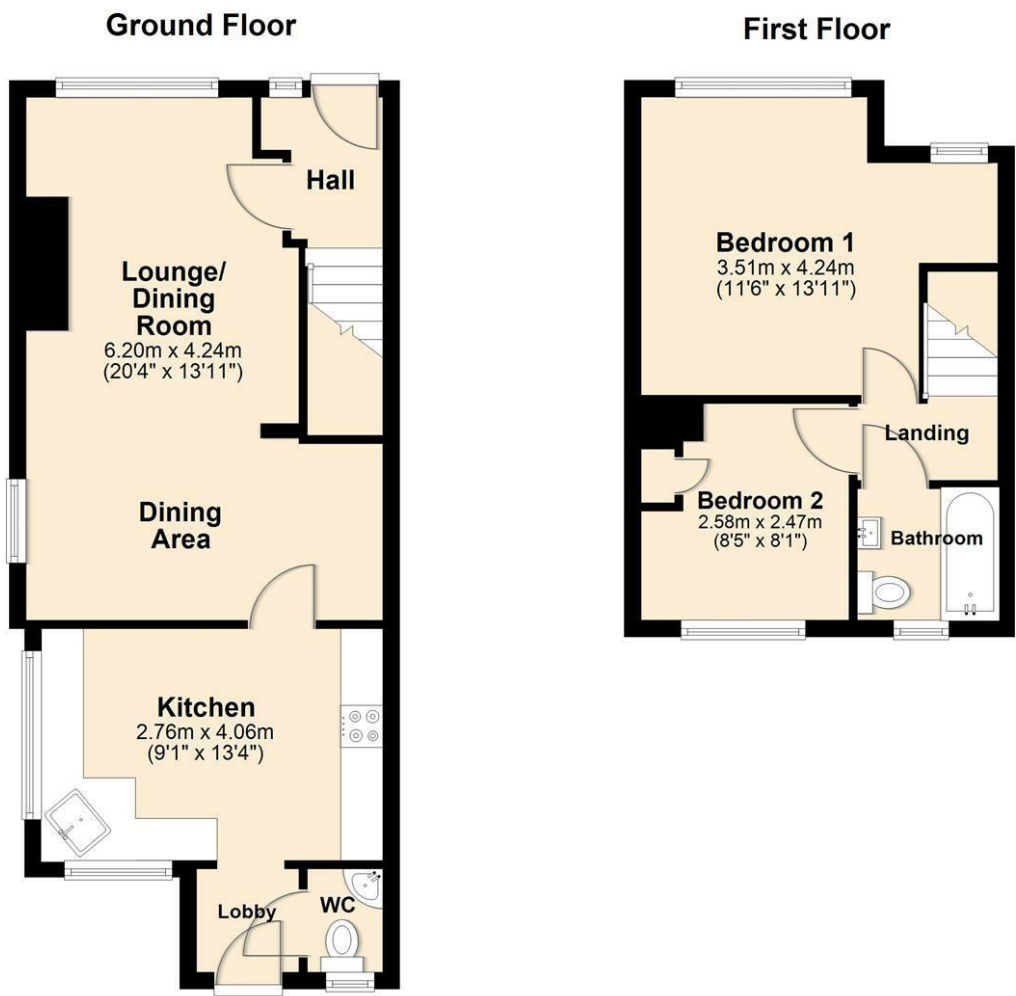
Whitakers Estate Agent Declaration

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.

Front External



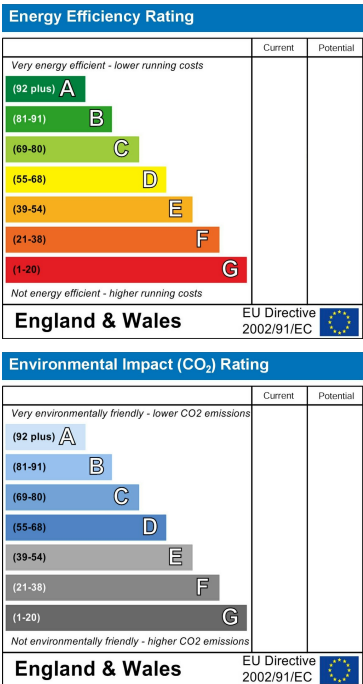
Floor Plan



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.