

# Whitakers

Estate Agents



**36 Hereford Street, Hull, HU4 6QH**

**£79,950**

**\*\* NO ONWARD CHAIN \*\***

This traditional mid-terrace property is an appealing opportunity for first-time buyers and young families searching for a starter home, or investors seeking a property with renovation potential to then re-sell, or introduce to the rental market.

The ground level features an entrance hall that follows to an open-plan lounge / dining room, and a fitted kitchen. To the first floor, there are two double bedrooms, and a spacious bathroom furnished with a four-piece suite.

Externally, the property benefits from a paved forecourt and a shared side passage leading to a low-maintenance rear garden, complete with paving, gravel, and a raised planting area.



The accommodation comprises

#### Front external



Externally to the front, there is a paved forecourt with brick walking to the surround. A shared side passage down the side of the property leads to a gate opening to the rear garden.

#### Ground floor

##### Hall

Composite entrance door, feature side window, central heating radiator, and laminate flooring. Leading to :

##### Open plan lounge / dining room

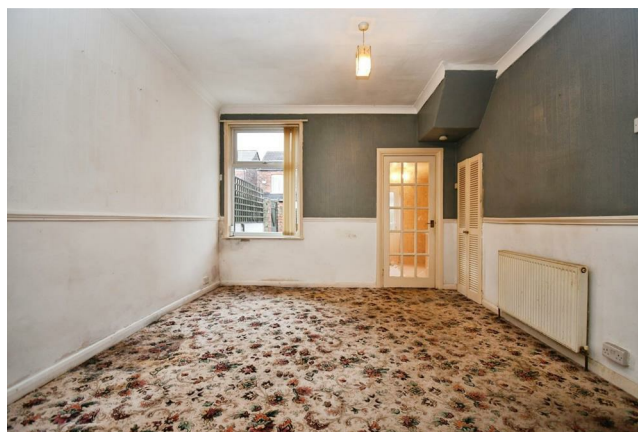


#### Lounge 11'3" x 10'11" (3.43 x 3.35 )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

#### Dining room 11'10" x 11'7" (3.63 x 3.55 )



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

#### Kitchen 9'6" x 9'0" (2.91 x 2.76 )



UPVC double glazed door and window, tiled flooring, and furnished with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

#### First floor



### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 14'8" x 11'0" (4.49 x 3.37 )



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, built-in storage cupboard, and carpeted flooring.

Bedroom two 11'11" x 9'4" (3.64 x 2.86 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom 9'10" x 9'1" (3.02 x 2.79 )



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas, and furnished with a four-piece suite comprising

corner bath with mixer tap, walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

### Rear external



The rear garden is also low maintenance in design, being paved with a gravelled section, and complimented with a raised planting area.

### Additional features

The residence also benefits from having an outside tap, and a wooden storage shed.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00010254003607

Council Tax band - A

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 9 Mbps / 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

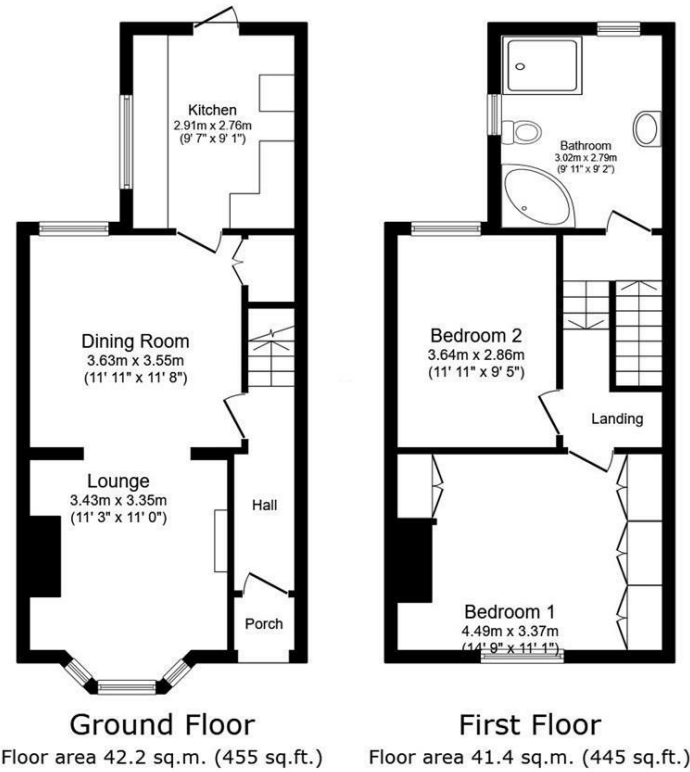
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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.



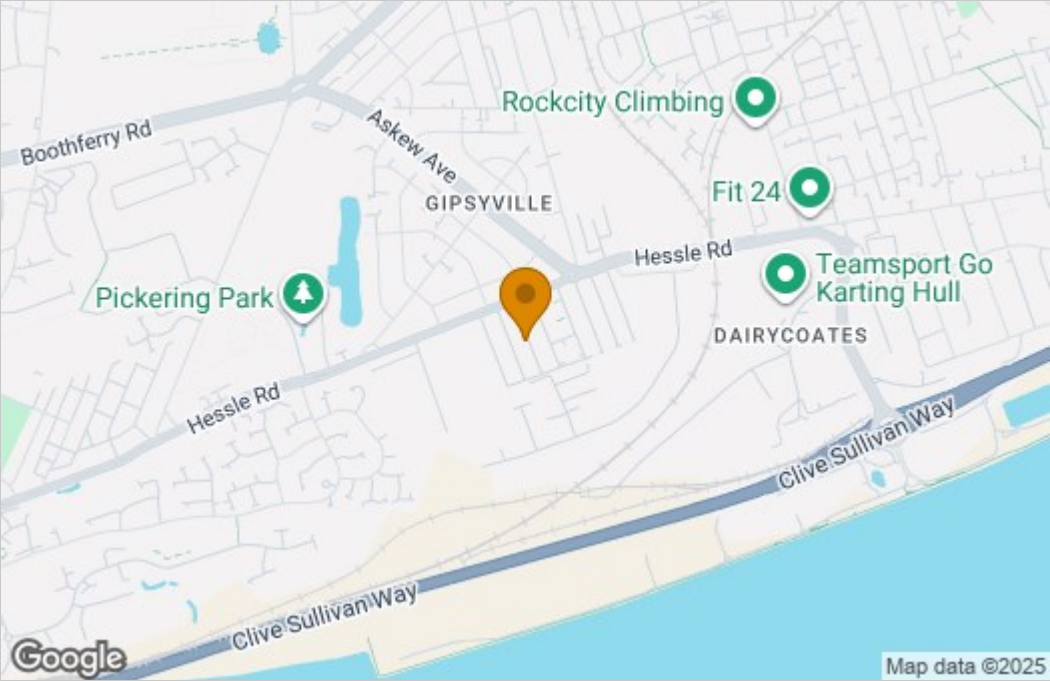
Floor Plan



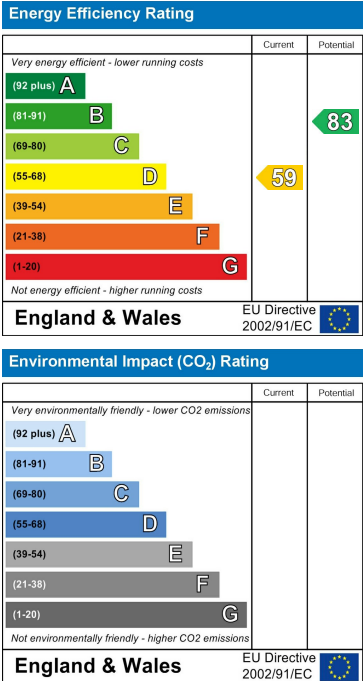
Total floor area: 83.6 sq.m. (900 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



Energy Efficiency Graph



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