

Whitakers

Estate Agents



9 King Albert Chambers

Jameson Street, Hull, HU1 3JF

£135,000



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The accommodation comprises

Communal entrance

Private entrance hall

Wooden door, electric heater, wooden flooring, and utility cupboard plumbed for a washing machine. Leading to :

Open plan kitchen / diner

Three sash windows, electric heater, wooden flooring, and fitted with a range of floor and eye level units, worktop with upstand above, sink with mixer tap, and oven with hob and extractor hood above.

Bedroom one

11'8" x 11'8" (3.57 x 3.57)

Four sash windows, electric heater, and carpeted flooring.

En-suite

Electric heater, partly tiled to splashback areas, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two

11'10" x 15'5" (3.63 x 4.71)

Four sash windows, electric heater, and carpeted flooring.

Bedroom three

6'9" x 7'8" (2.06 x 2.35)

Sash window, electric heater, and wooden flooring.

Bathroom

Electric radiator, partly tiled to splashback areas with tiled flooring, and furnished with a three-piece suite

comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and shower, and low flush W.C.

Tenure

The property is held under Absolute Leasehold.

Council Tax band

Band C

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - Jameson Street

Flood Risk - Low

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

Broadband - Basic 20 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Tel: 01482 657657

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

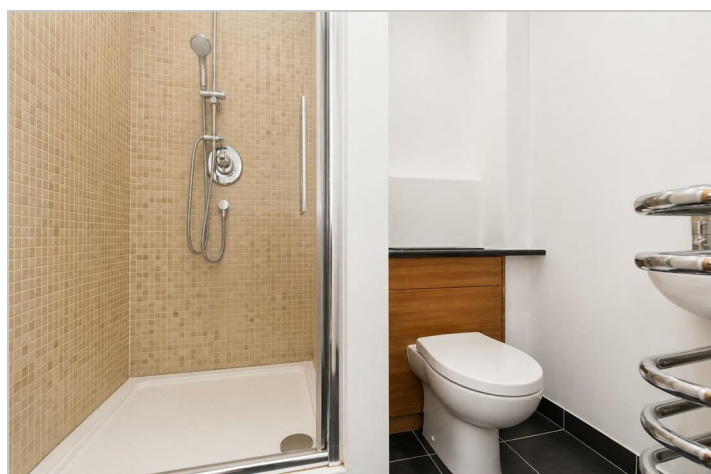
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.



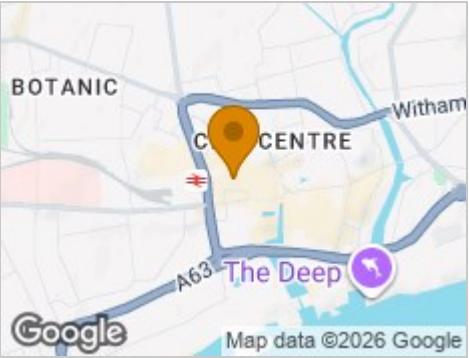
Road Map



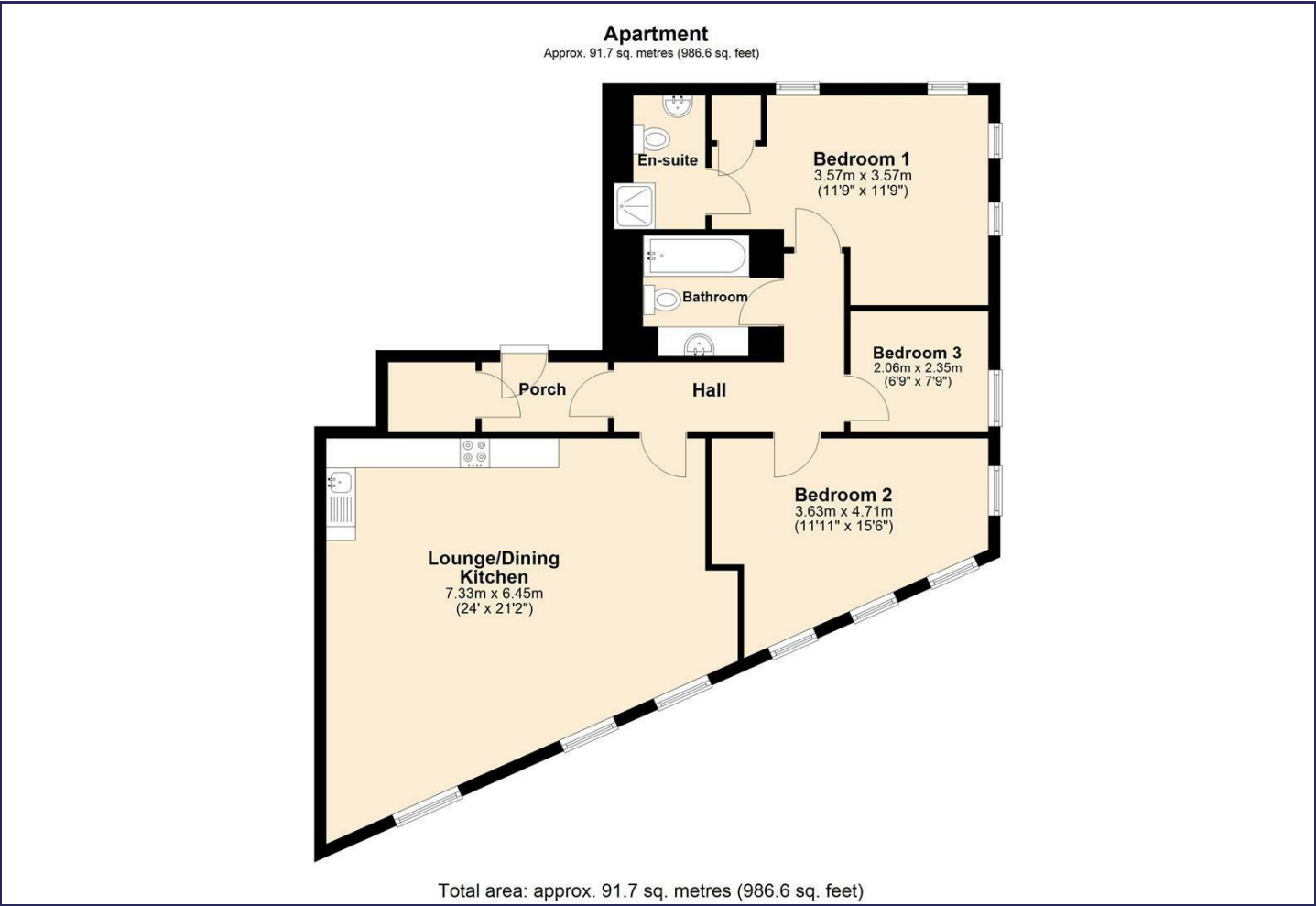
Hybrid Map



Terrain Map



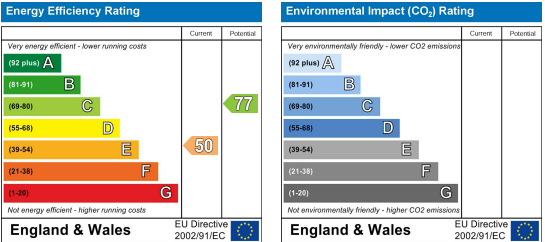
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.