

Whitakers

Estate Agents



105 Plane Street, Hull, HU3 6BU

£94,500

**** NO ONWARD CHAIN ****

A new instruction. This traditional town house is presented to the market at an attractive price. Needing some updating throughout.

Briefly comprising entrance hall, bay fronted lounge, dining room, and fitted kitchen with rear lobby leading to the bathroom.

The first floor boasts a master bedroom, good second bedroom with built-in storage cupboard, and a cloakroom.

Fixed stairs ascend to the loft room which could be used for storage, or as additional living space.

Externally to the front aspect, there is a paved courtyard that is enclosed by a combination of brick walling and wrought iron fencing.

A shared side passage leads to a gate opening to the enclosed rear garden which is laid to lawn with patio seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved courtyard that is enclosed by a combination of brick walling and wrought iron fencing.

Ground floor

Hall

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 13'3" x 11'1" (4.04 x 3.39)



UPVC double glazed bay window, central heating radiator, feature fireplace With tiled inset / hearth and wooden surround.

Dining room 10'11" x 11'2" (3.33 x 3.42)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring b

Kitchen 13'1" x 6'7" maximum (4.01 x 2.02 maximum)



UPVC double glazed window, Lino flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Lobby

UPVC double glazed door, and Lino flooring. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, Lino flooring, and furnished with a three-piece suite comprising bath with dual taps and mixer shower, pedestal sink with dual taps, and low flush W.C.

First floor

Landing

UPVC double glazed window, and wooden flooring. Leading to :

Bedroom one 10'11" x 16'8" (3.34 x 5.10)



Two UPVC double glazed windows, central heating radiator, and wooden flooring.

Bedroom two 7'2" x 11'3" (2.19 x 3.43)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and wooden flooring.

W.C.



Central heating radiator, Lino flooring, and furnished with a pedestal sink with dual taps, and low flush W.C.

Second floor

Loft room 16'6" x 15'7" maximum (5.05 x 4.76 maximum)



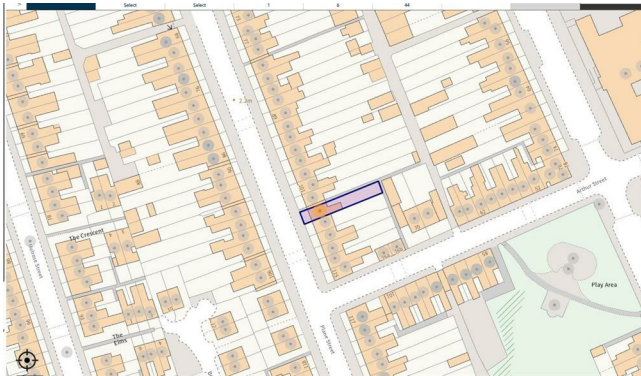
With access to the loft hatch and storage in the eaves, roof style window, central heating radiator, and wooden flooring.

Rear external



The rear garden is laid to lawn with patio seating area, and fencing to the surround.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040225010507

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 - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

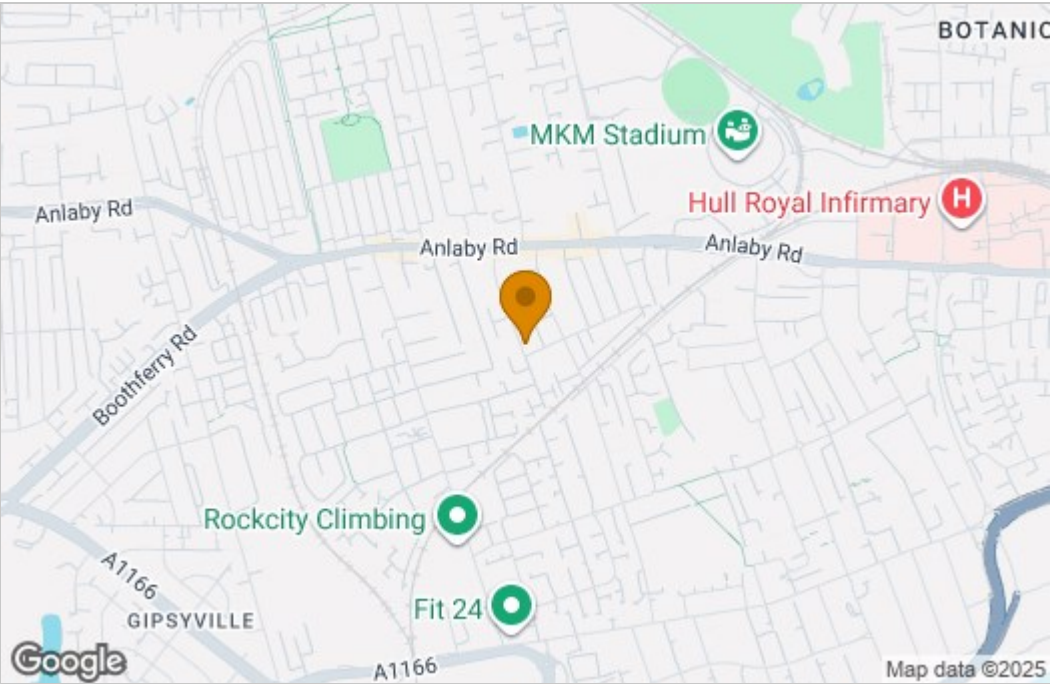
Whitakers Estate Agent Declaration

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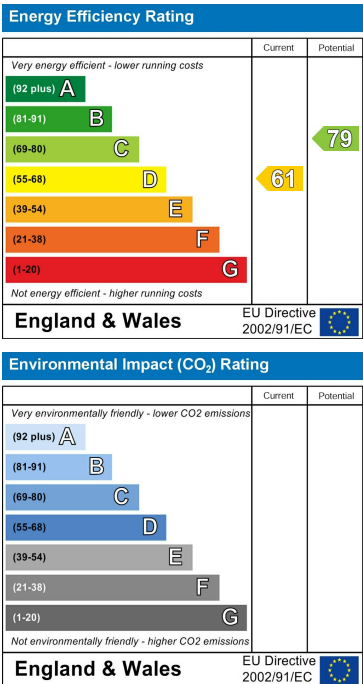
Floor Plan



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.