

Whitakers

Estate Agents



91 County Road South, Hull, HU5 5LY

£120,000

No Onward Chain!

This well presented two bed property is offered to the market with no onward chain, situated in a prime residential location, well placed to access great local schools and benefits from a host of local amenities, making this a great option for first time buyers and young families alike.

The main features include - entrance, 18' open plan L shaped lounge / diner with storage together with the fitted kitchen. 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 of the property is a low maintenance garden mainly laid to lawn, the rear garden is enclosed to the boundary again mainly laid to lawn with a raised decked area and off street parking to the rear of the garden.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed front door

Hallway

With central heating radiator.

Lounge / Diner 18'5 max x 14'2 max (5.61m max x 4.32m max)



With Upvc double glazed bay window and further Upvc double glazed window to the rear, under stairs storage cupboard. Two central heating radiators and focal point with decorative surround.

Kitchen 9'11 x 7'01 (3.02m x 2.16m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiles above. Upvc double glazed window and door, central heating radiator, sink with mixer tap, Oven, Hob and Hood above.

First Floor

Landing

Loft Hatch

Bedroom One 14'3 max x 8'10 (4.34m max x 2.69m)



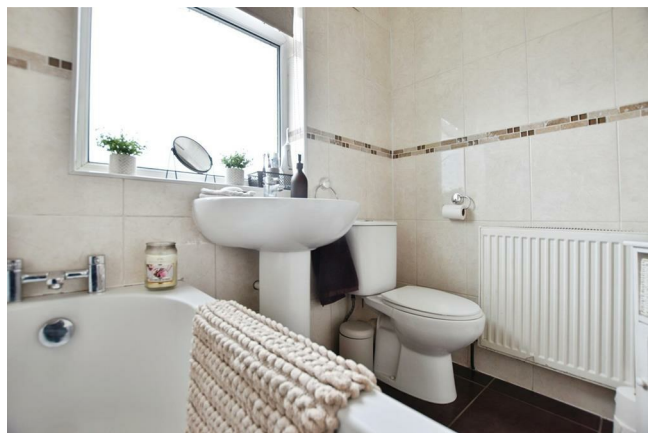
Full width room with Upvc double glazed bay window and side window and central heating radiator.

Bedroom Two 9'03 max x 9'02 (2.82m max x 2.79m)



With built in store cupboard, central heating radiator and Upvc double glazed window.

Bathroom 6'05 x 5'03 (1.96m x 1.60m)



With a panelled bath, low flush toilet and pedestal sink. Upvc double glazed and central heating radiator. Tiled floor and walls.

External



Front garden is laid to lawn, the rear garden is also laid to lawn with a raised decking seating area and off street parking beyond the fencing.

EPC

EPC rating - D

Tenure

This property is Freehold.

Council Tax

Council Tax band A

Local Authority - Kingston Upon Hull

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - Basic 14 Mbps /

Ultrafast 10000 Mbps

Broadband -

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.

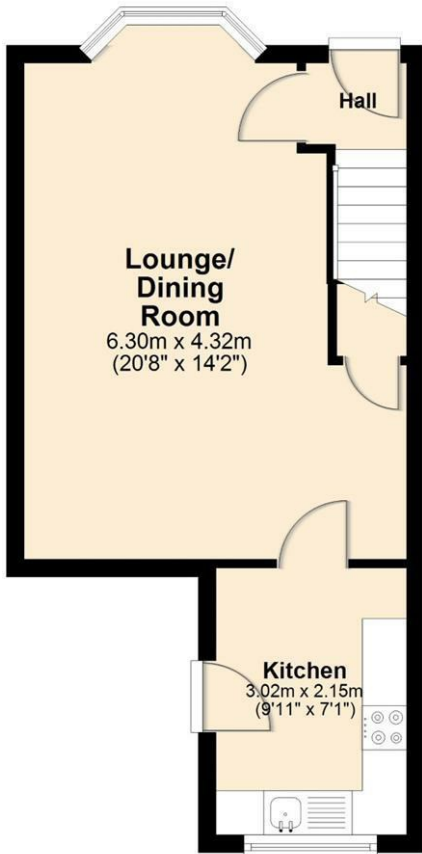
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they

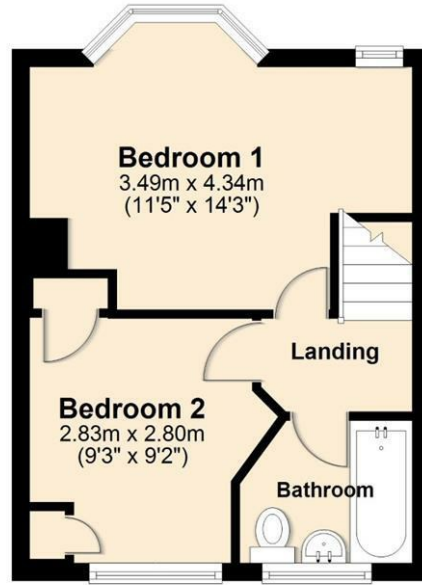
are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Ground Floor

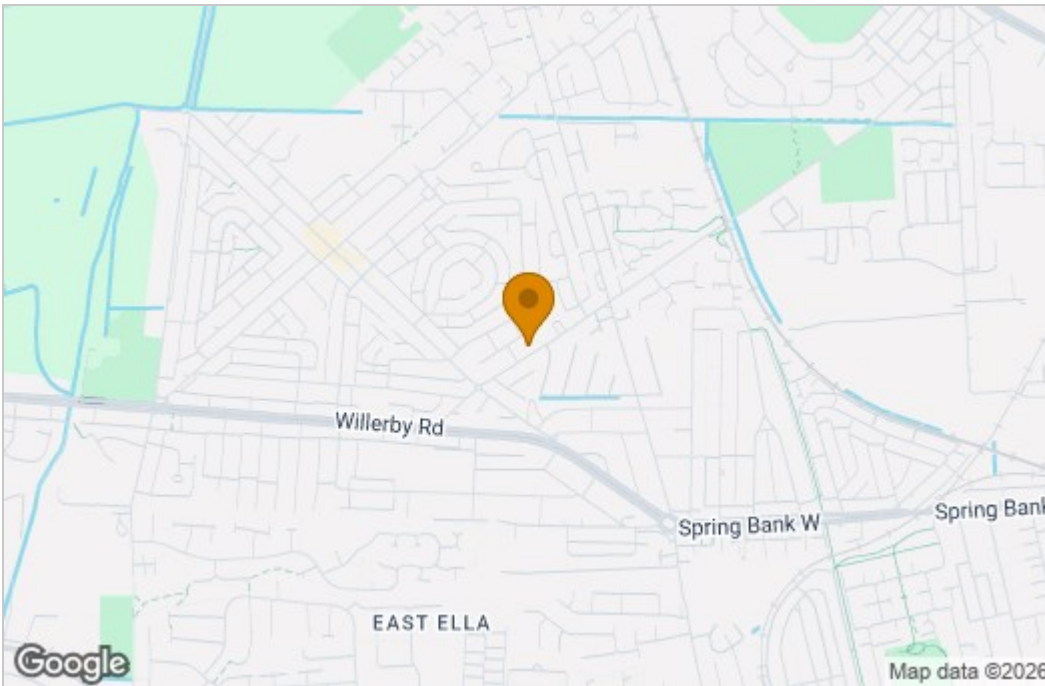


First Floor

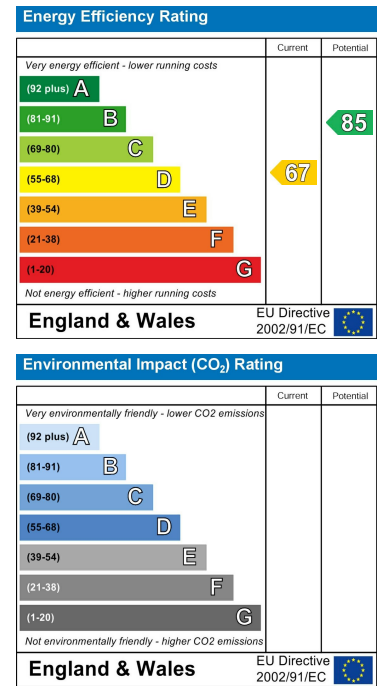


Total area: approx. 54.8 sq. metres (589.8 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.