

# Whitakers

Estate Agents



**93 Sculcoates Lane, Hull, HU5 1DN**

**£67,500**

Offered to the market with NO ONWARD CHAIN, this attractively priced mid-terrace property would make a great first step onto the property ladder for a first time buyer / young family, or a suitable addition to an investor's portfolio.

Briefly comprising lounge with entrance door, fitted kitchen, and rear lobby leading to the bathroom. The first floor boasts two double bedrooms.

The rear garden is low maintenance in design, being laid to lawn with faux grass, and enclosed by boundary walling.

Situated within easy reach of the city centre with local transport links, amenities of Beverley Road and schooling within close proximity of the property.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Lounge 11'5" x 12'4" (3.48 x 3.76 )



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

Inner lobby

Understairs storage cupboard, and carpeted flooring. Leading to :

Kitchen 6'9" x 12'4" (2.08 x 3.76 )



UPVC single glazed window, central heating radiator, and laminate flooring. 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.

Rear lobby

Wooden door, and laminate flooring. Leading to :

Bathroom



Upvc double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath, pedestal sink and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring.

Bedroom one 11'4" x 12'3" (3.46 x 3.75 )



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

Bedroom two 6'11" z 12'2" (2.12 z 3.72 )



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

Rear external



The rear garden is low maintenance in design, being laid to lawn with faux grass, and enclosed by boundary walling.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00180123009301

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 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.

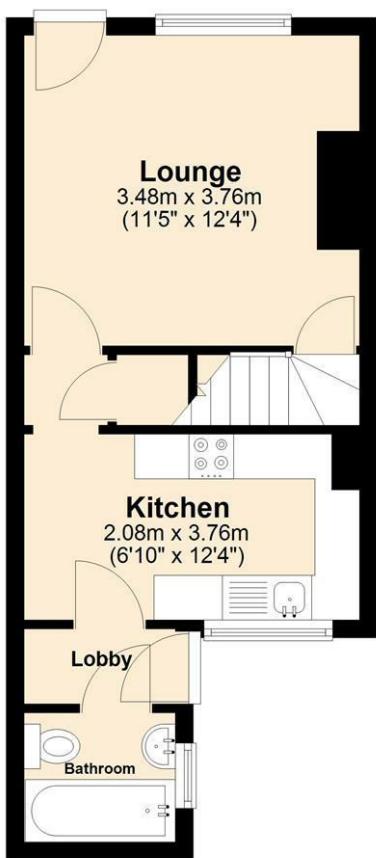
#### Whitakers Estate Agent Declaration

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

### Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



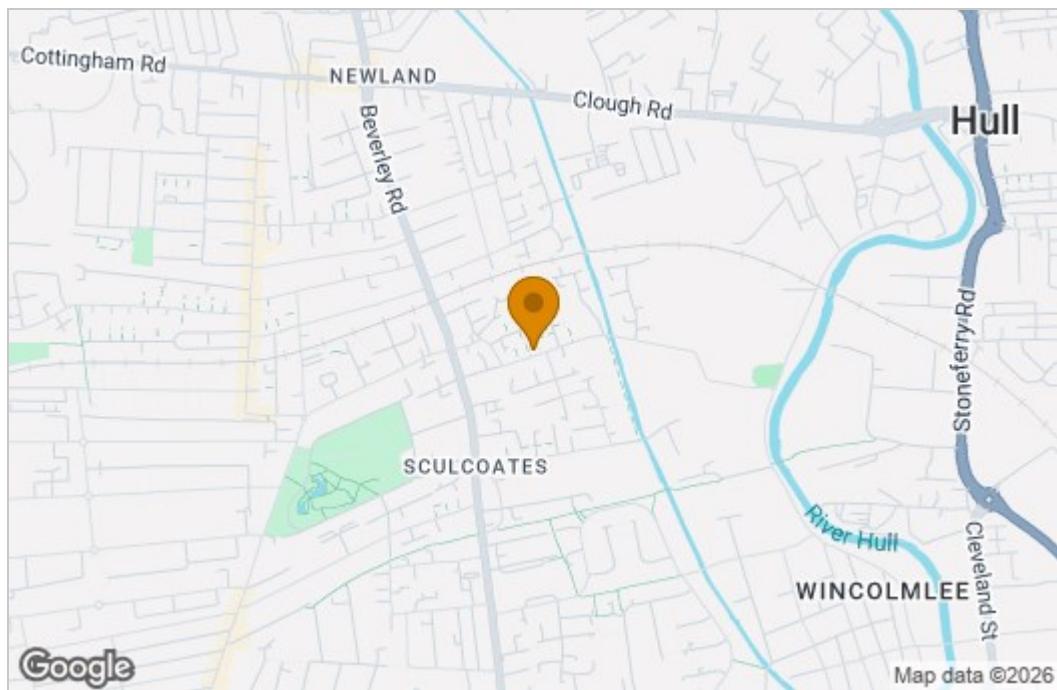
### First Floor

Approx. 24.7 sq. metres (266.4 sq. feet)

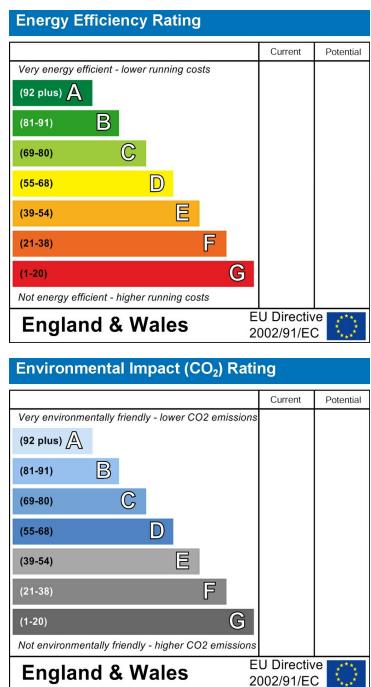


Total area: approx. 53.5 sq. metres (576.3 sq. feet)

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.