

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.

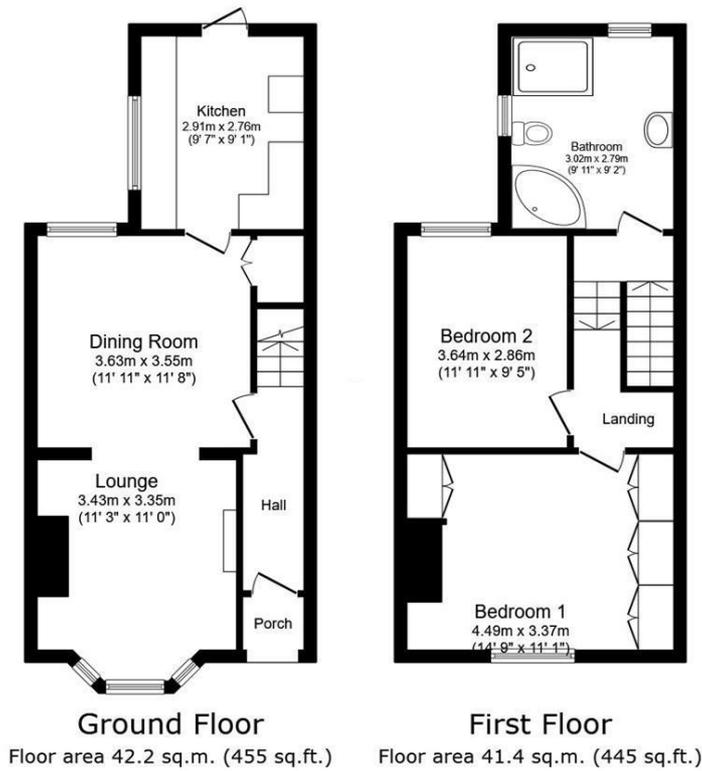
Free Market Appraisals / Valuations

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

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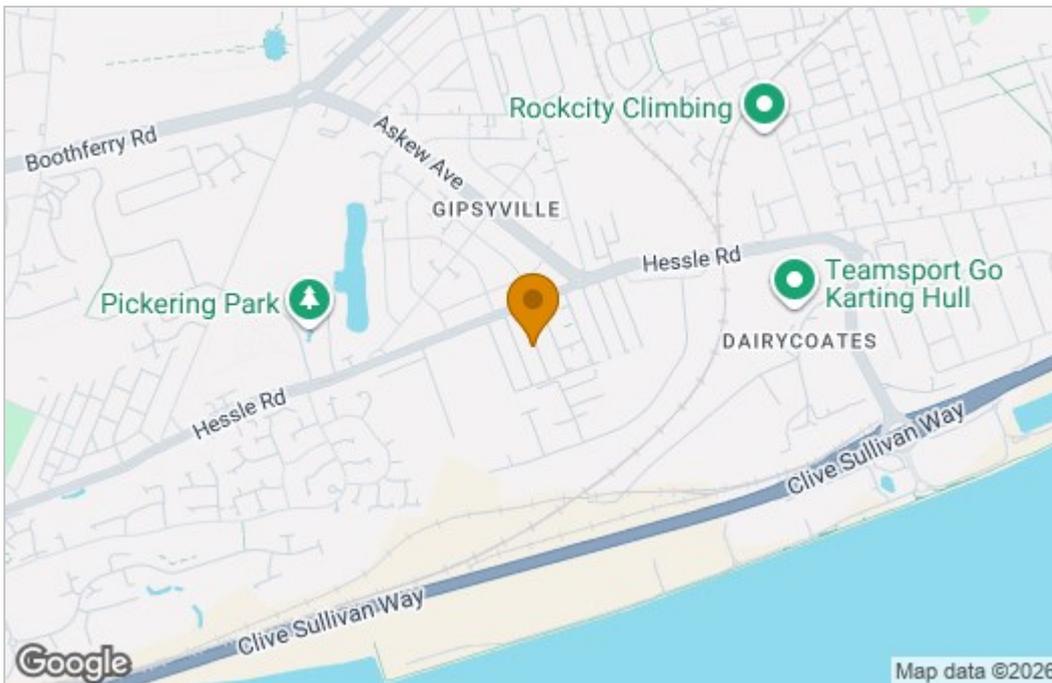
Floor Plan



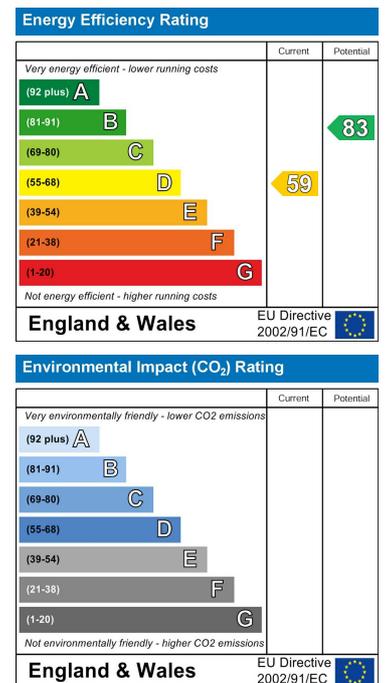
Total floor area: 83.6 sq.m. (900 sq.ft.)

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

Area Map



Energy Efficiency Graph



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