

Whitakers

Estate Agents



29 Carrington Street, Hull, HU3 3HX

£64,950

**** NO ONWARD CHAIN ****

Introducing this end-terrace style property which is conveniently located off the Boulevard, which boasts close proximity to the Hull city centre, and enjoys close proximity to a range of local amenities and transport links.

The internal layout briefly comprises entrance hall, open plan lounge/dining room and fitted kitchen to the ground level. The first floor boasts two fitted bedrooms and a bathroom furnished with a three-piece suite. Externally to the front aspect, there is a paved courtyard with a brick wall and wrought iron fencing to the surround. A side gate opens to the paved rear garden with decorative planting areas, and a brick wall to the surround.

Taken together, the accommodation on offer is ideal for a first time buyer or young family seeking an attractively priced home they can comfortably move into, and renovate to suit their own tastes in cosmetic design.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



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

Ground floor

Hall

UPVC double glazed door, single glazed window, and carpeted flooring. Leading to :

Lounge 11'1" x 11'0" (3.38 x 3.36)



UPVC double glazed bay window, electric fireplace with tiled inset / hearth and decorative wooden surround, and carpeted flooring.

Dining room 11'10" x 11'0" (3.61 x 3.36)



UPVC double glazed window, electric fireplace with tiled inset / hearth and wooden surround, under stairs storage cupboard, and carpeted flooring.

Kitchen 10'2" x 8'0" (3.11 x 2.46)



Wooden door, two UPVC double glazed windows carpeted flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

First floor

Split level landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'1" x 14'6" (3.39 x 4.42)



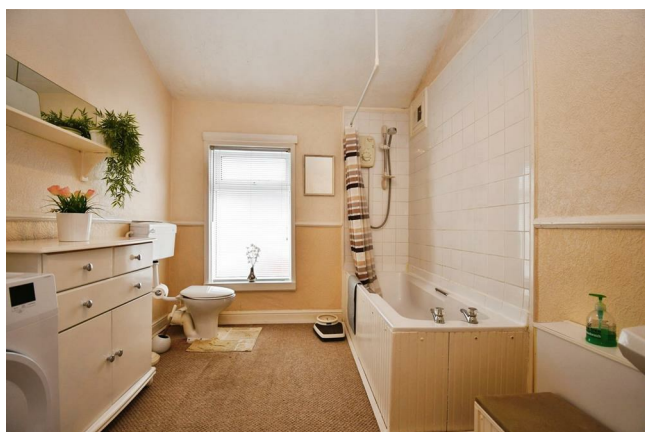
UPVC double glazed window, feature fireplace, built-in storage cupboard, fitted wardrobes, and carpeted flooring.

Bedroom two 11'10" x 8'10" (3.61 x 2.71)



UPVC double glazed window, feature fireplace, built-in wardrobe and storage cupboards, and carpeted flooring.

Bathroom



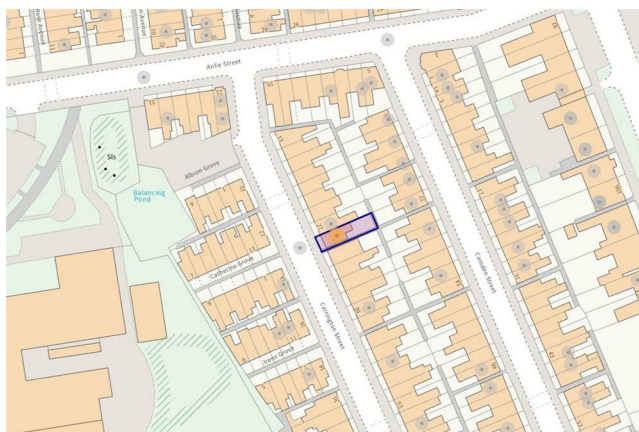
UPVC double glazed window, plumbing for a dryer, partly tiled to splashback areas with carpeted flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external



The rear garden is low maintenance in design, being paved with decorative planting areas and having brick walling to the surround. The residence also benefits from having a brick-built outhouse.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00020290002906

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 8 Mbps / 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.

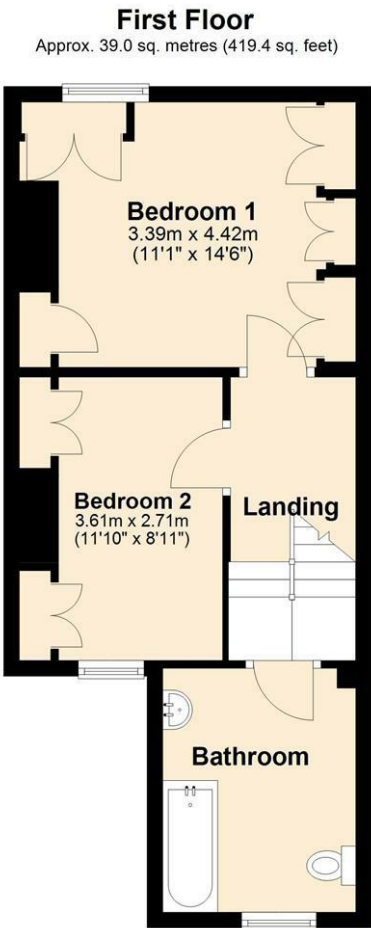
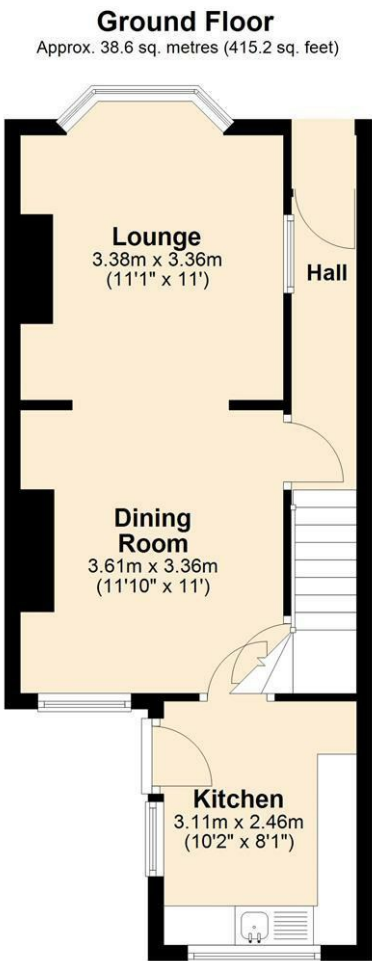
Free Market Appraisals / Valuations

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

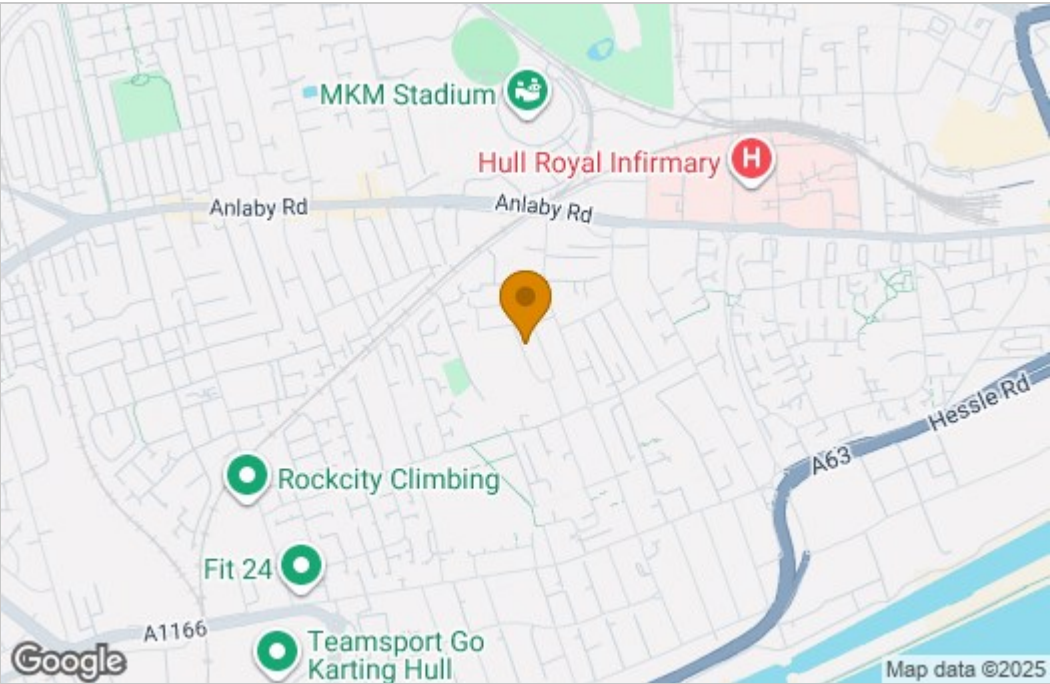
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Floor Plan

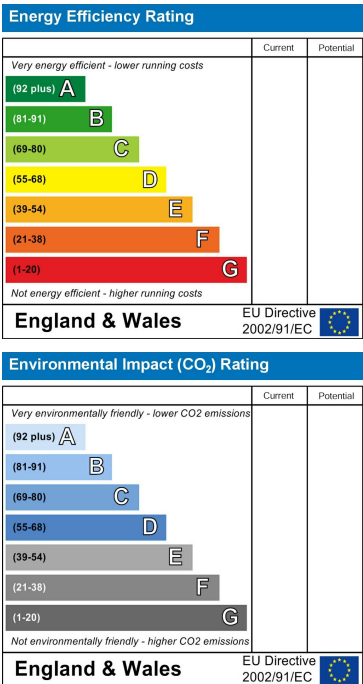


Total area: approx. 77.5 sq. metres (834.6 sq. feet)

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.