

Whitakers

Estate Agents



164 Lee Street, Hull, HU8 8NP

£115,000

NO ONWARDS CHAIN!!! GREAT OPPORTUNITY FOR A FIRST TIME BUYER!

LOCATED IN A HIGHLY SOUGHT AFTER EAST HULL LOCATION, WITHIN VERY CLOSE PROXIMITY TO EAST PARK AND HIGHLY REPUTABLE SCHOOLS SUCH AS MALET LAMBERT, AND THE AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER. THIS HOME IS SOLD WITH VACANT POSSESSION AND OFFERS 2 GENEROUSLY SIZED BEDROOMS AND A LARGE FAMILY BATHROOM, WITH THE ADDED CONVENIENCE OF A DOWNSTAIRS W/C.

EXTERNALLY, THE PROPERTY BOASTS A LARGE REAR GARDEN WITH A SHED, PROVIDING EXTRA STORAGE SPACE. THE GARDEN IS LOW MAINTENANCE WITH GREAT SPACE FOR FAMILIES AND ENTERTAINING. THIS PROPERTY IS PACKED WITH POTENTIAL, FOR A WIDE RANGE OF BUYERS TO UPDATE AND PUT THEIR OWN STAMP ON!

Entrance Hall

Entrance hall leading to the stairs to the first floor and the living/diner. UPVC double glazed front door, with a UPVC window to the side and carpeted.

Lounge 17'0" x 8'0" (5.20 x 2.45)



Leads to an open-plan living-diner. Carpeted throughout with a freestanding electric fire and a brick effect archway. Large bay window to the front aspect with radiators.

Dining Room 15'9" x 10'0" (4.81 x 3.06)

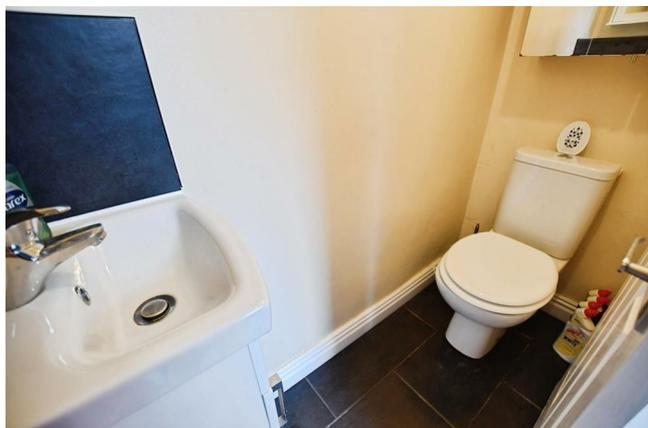
Open plan diner with French doors leading to the rear garden, and leading to a tastefully extended kitchen. Carpeted throughout with a radiator and an understairs storage cupboard.

Kitchen 12'7" x 12'7" (3.86 x 3.86)



Tastefully extended kitchen with contrasting worktops and a range of wall and floor units. Compromises of a ceramic sink and a stainless steel mixer tap, with a gas hob and an electric oven. Tile flooring throughout, with a UPVC window to the side aspect and a double glazed rear door leading to the back garden. Also leads to a downstairs WC. The rear extension has recently had a new external roof, which comes with a 20 year guarantee.

Downstairs W/C



Tile flooring throughout - low level wc and a vanity sink, with a sliding door.

Bedroom 1 14'5" x 10'9" (4.40 x 3.30)



Carpeted throughout with a bay window to the front aspect and a storage cupboard.

Bedroom 2 12'0" x 8'7" (3.66 x 2.64)



UPVC window to the rear aspect, carpeted throughout.

Bathroom 8'8" x 8'6" (2.65 x 2.61)



Well proportioned, tile flooring. UPVC window to the rear aspect. Compromises of a shower, and a joint vanity W/C & sink, and a cupboard housing the boiler and watertank.

Outside



Large, low maintenance, rear garden with a storage shed. Access to the side of the property via a side alleyway.

Council Tax

Hull City Council tax band A

EPC

EPC Rating D

Tenure

Freehold

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 sales 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.

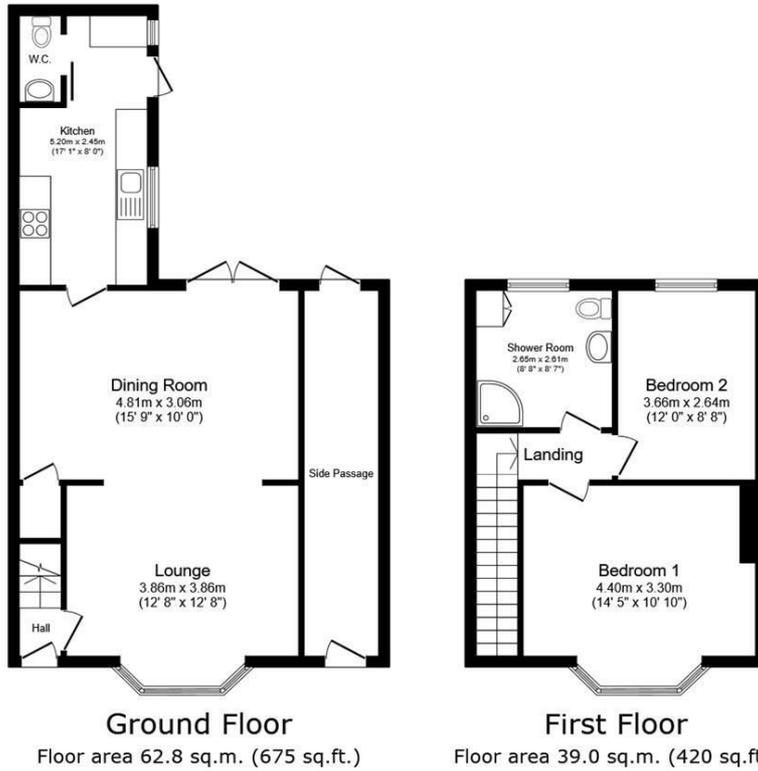
Material Information:

Construction - No
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE/ Vodafone/ O2/ Three
Broadband - Basic 10 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

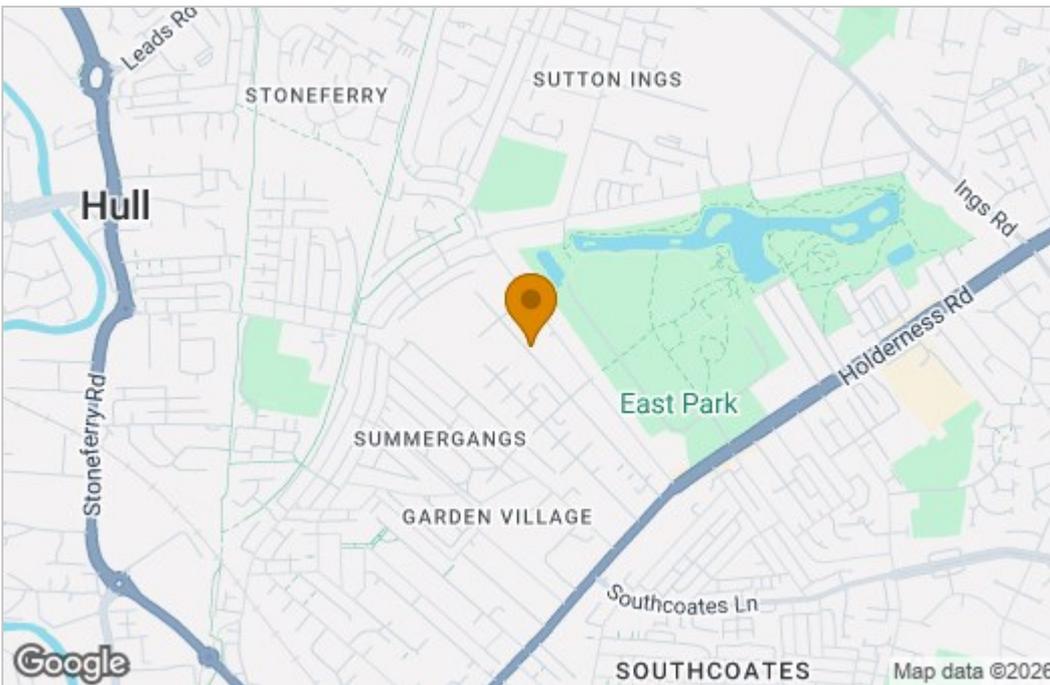
Floor Plan



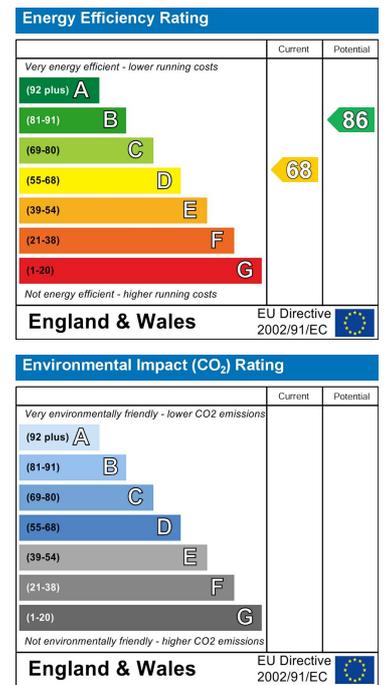
Total floor area: 101.7 sq.m. (1,095 sq.ft.)

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



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.

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