

# Whitakers

Estate Agents



**890 Holderness Road, Hull, HU9 4AA**

**Offers In The Region Of £235,000**

A CHARMING PERIOD PROPERTY BOASTING THE SPACE EXPECTED OF ITS ERA BOTH INTERNALLY AND EXTERNALLY, THIS SEMI DETACHED HOME IS LOCATED TO THE EAST OF THE CITY, HANDILY PLACED FOR ALL OF THE SHOPPING , TRANSPORT AND LEISURE AMENITIES ON OFFER.

THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, DINING ROOM/SITTING ROOM, FITTED KITCHEN, REAR PORCH TO CLOAK ROOM, FOUR FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM.

WITH GAS CENTRAL HEATING TO RADIATORS AND PART DOUBLE GLAZING ,THE PROPERTY ENJOYS SOME ORIGINAL FEATURES, REPRESENTS AN EXCELLENT OPPORTUNITY FOR THE PURCHASER WITH IMAGINATION AND CERTAINLY SUITS THE GROWING FAMILY UNIT.

APPOINTMENTS TO VIEW ARE WELCOME.

## Reception Hall



## Sitting Room 19'0" x 12'3" (5.81 x 3.74)



An angled bay window to the front aspect, a feature tiled fire place and a radiator.

## Lounge 12'11" x 12'3" (3.95 x 3.74)



With French doors to the rear aspect allowing plenty of natural light and access to the rear garden. A feature tiled fireplace with a built in gas fire and there is a radiator.

## Fitted Kitchen 16'4" x 7'10" (5.00 x 2.41)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. two windows to the side aspect, partially tiled walls and a tiled floor and there is an integrated electric oven.

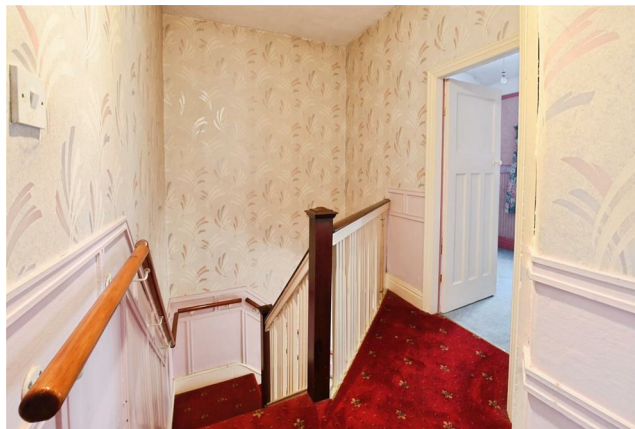
## Rear Porch

Leading to:

## Cloak Room

Having a low level wc unit and a a feature "Belfast" sink

## First Floor Landing



## Bedroom One 19'2" x 11'4" (5.85 x 3.46)



Window to the rear aspect, a feature fire place, built in storage cupboard and a radiator.

## Bedroom Two 12'4" x 12'0" (3.77 x 3.67)



An angled bay window to the front aspect, feature fire place, built in wardrobes and a radiator.

## Bedroom Three 13'10" x 8'9" (4.23 x 2.69)



Window to the rear aspect and a radiator

### Bedroom Four 8'3" x 7'11" (2.52 x 2.42)



An angled oriel bay window to the front aspect and a radiator.

### Bathroom



A coloured suite to comprise panelled bath, wash hand basin with a pedestal, a low level wc unit and there is a radiator.

### Gardens



The property is set on a plot of impressive proportion with the gardens being laid mainly to lawn and having an array of trees, flowers and shrubs .

### Garage



Accessible via a private side driveway.

### 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.

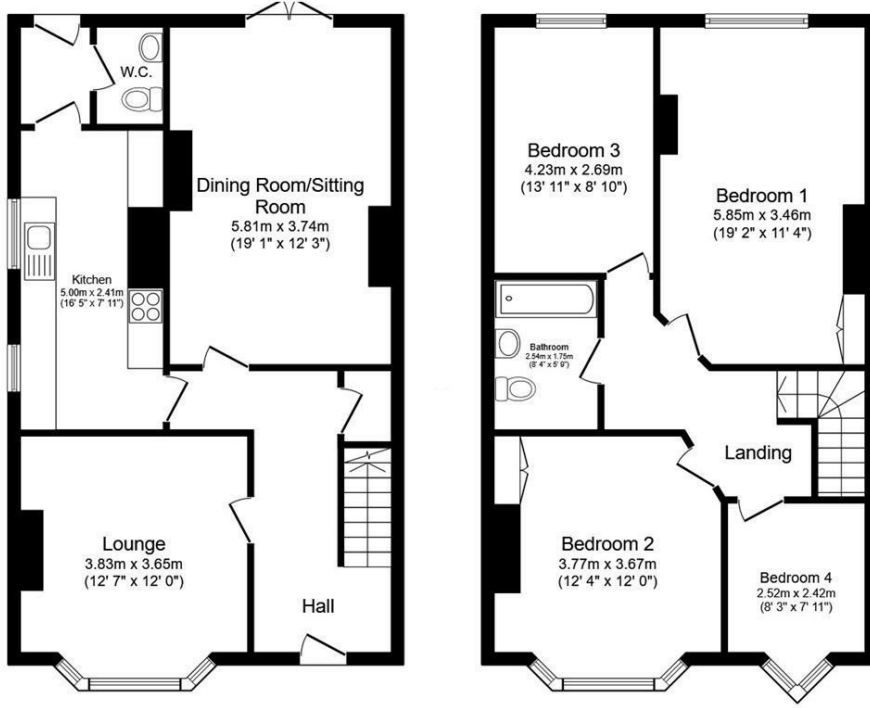
### Material Information:

Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk -Very Low  
Mobile Coverage/Signal - EE, Vodafone, Three and O2  
Broadband - 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



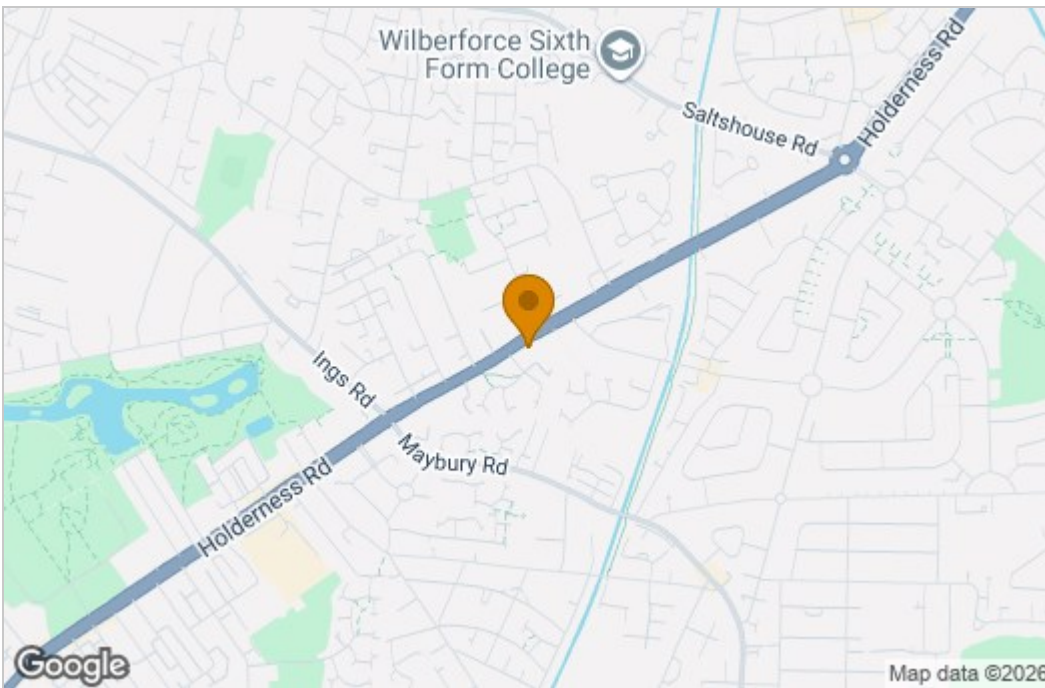
**Ground Floor**  
Floor area 66.8 sq.m. (719 sq.ft.)

**First Floor**  
Floor area 67.1 sq.m. (723 sq.ft.)

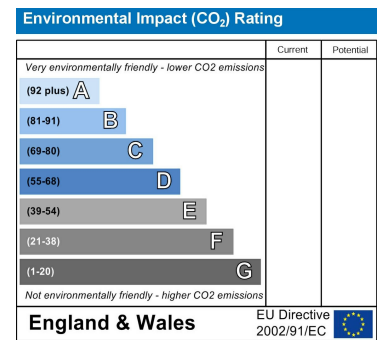
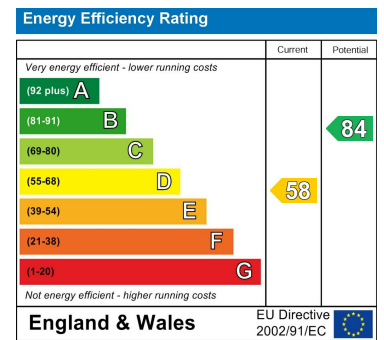
Total floor area: 133.9 sq.m. (1,442 sq.ft.)

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.