Whitakers
Estate Agents









52 Jesmond Gardens, Hull, HU9 3DG

Asking Price £75,000

This Well Presented 2 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

Situated at the foot of this quiet cul-de-sac, just a short stroll the wealth of shops and amenities of Holderness Road, the property is also only minutes away from East Park and Woodford Leisure Centre and benefits from excellent transport links into and around the City.

Being ideal for both Investors and First Time Buyers alike, the property briefly comprises; lounge, spacious kitchen/dining room, rear lobby/utility and downstairs cloakroom to the ground floor whilst to the first floor there are two double bedrooms.

With the additional benefit of a pleasant front garden and enclosed rear yard, together with gas central heating and uPVC double glazing throughout, early viewing is recommended!

The Accommodation Comprises

Lounge 14'5 x 12' (4.39m x 3.66m)




uPVC entrance door into lounge with uPVC bay window to front aspect, laminate flooring, central heating radiator and fireplace with inset gas fire.

Kitchen/Diner 15'4 x 12' (4.67m x 3.66m)

The spacious extended kitchen diner comprises.....

Dining Area




With vinyl flooring, central heating radiator, built in cupboard and stairs to first floor.

Kitchen




With a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. Stainless steel sink drainer, space for under counter appliances and electric cooking appliance with extractor over, continuation of vinyl flooring, uPVC window to side aspect and door to rear lobby.

Rear Lobby

With plumbing for automatic washing machine and hardwood door to rear yard.

Bathroom



Panel bath with mains shower over, low flush wc and hand wash basin. uPVC window to rear aspect, vinyl flooring and part tiled walls.

First Floor Landing

With carpeted flooring and uPVC window to rear aspect.

Bedroom One 12' x 12' (3.66m x 3.66m)




uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 10'1 x 9'3 (3.07m x 2.82m)




uPVC window to rear aspect, carpeted flooring, built in cupboard and central heating radiator.

Outside




The property is situated close to the foot of the cul-de-sac and is approached via pedestrian walk way with a fenced and paved front garden whilst to the rear is an enclosed yard with gate access.

Tenure
The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
Awaited

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/Tile
Conservation Area - No
Flood Risk - Vary Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 3 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

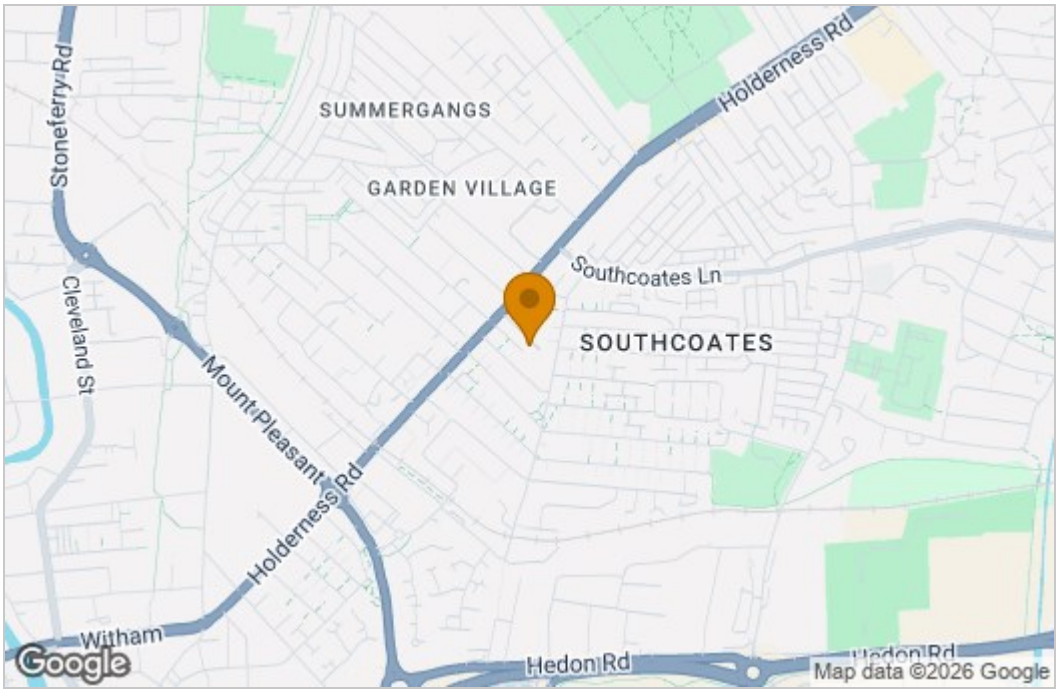
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

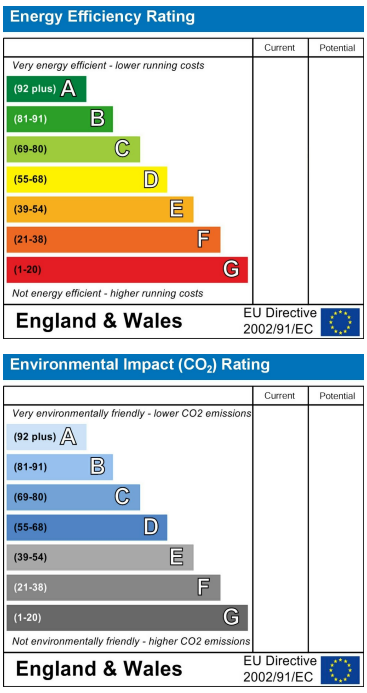
Floor Plan



Area Map



Energy Efficiency Graph



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