

# Whitakers

Estate Agents



## 26 Stephenson Street, Hull, HU9 3BP

**Asking Price £169,950**

ENJOYING A VERY CONTEMPORARY THEME AND VERY WELL PRESENTED THROUGHOUT, THIS TRADITIONAL STYLE PROPERTY IS A MUST VIEW FOR THE FAMILY SEEKING THAT LITTLE BIT OF EXTRA ROOM IN "MOVE INTO" CONDITION. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH APPLIANCES, DINING ROOM GIVING ACCESS TO A CLOAK ROOM, AND UTILITY AREA TO THE GROUND FLOOR. TO THE FIRST FLOOR THERE ARE THREE BEDROOMS AND A BATHROOM HAVING A BATH AND INDEPENDENT SHOWER ENCLOSURE TO AND THERE IS A FIXED STAIRCASE TO A LOFT AREA WHICH LENDS ITSELF TO A NUMBER OF OPTIONS. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY BOASTS A BRICK BUILT SHED TO THE REAR AND TWO OFF STREET PARKING SPACES TO THE FRONT . JUST A SHORT STROLL TO THE SPLENDID EAST PARK, WOODFORD LEISURE CENTRE AND THE SHOPPING AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER, APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED.

### Entrance Hall

Attractive timber flooring, staircase off and a radiator.

### Lounge



A square bay window to the front aspect, lovely feature fire place, two contemporary style radiators and a useful under stairs storage cupboard. Opens to :

### Fitted Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and an inset sink unit with mixer tap. There is a matching breakfast bar, timber flooring continues, window to the side aspect and integrated appliances include an electric oven and hob, over head extractor canopy and a fridge/freezer of impressive proportion.

### Dining Room



### Cloak Room



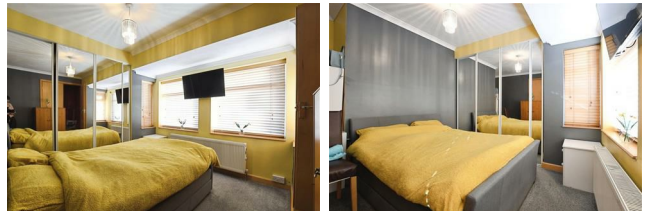
A dual flush low level wc , wash hand basin within a vanity unit and a radiator.

### Utility Area



With fitted floor unit, contrasting preparation surface and plumbing for an automatic washing machine.

### Bedroom One



Square bay window to the front aspect and a radiator.

### Bedroom Two



Window to the rear aspect, built in cabin bed, wall cupboards and a radiator.

### Bedroom Three



Window to the rear aspect, built in cabin bed and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc unit. Independent shower enclosure with plumbed shower unit and there is a heated towel rail incorporating a radiator.

### Garden



There is a rear garden to the rear of the property with a strip lawn and paved patio area

### Car Parking



To the rear of the property is a brick built garage with vehicular door and a personnel door. To the front of the property there are two car parking spaces.

Tenure  
Freehold

Council Tax  
Hull City Council tax band B

#### 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.

#### 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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal -EE, Vodafone, Three, O2

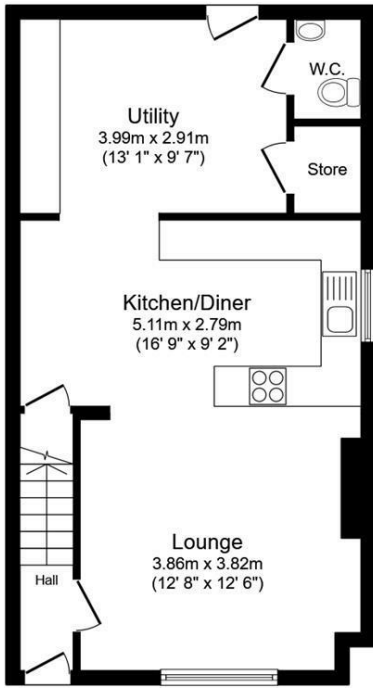
Broadband - Basic 3 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

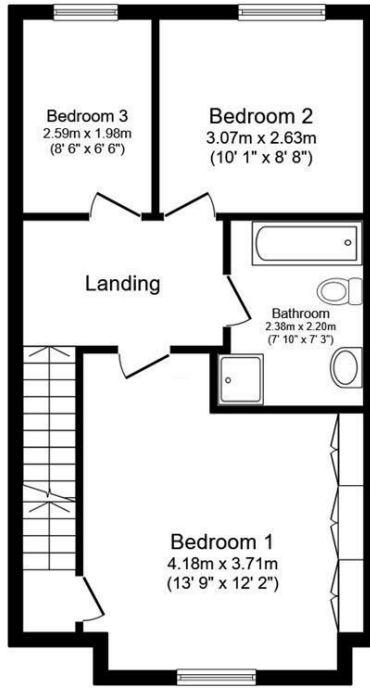
Planning -No

# Floor Plan



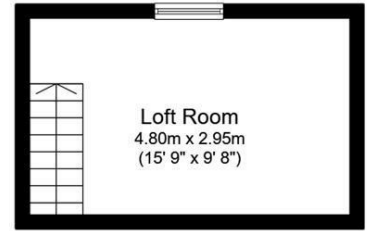
**Ground Floor**

Floor area 49.7 sq.m. (534 sq.ft.)



**First Floor**

Floor area 48.9 sq.m. (527 sq.ft.)



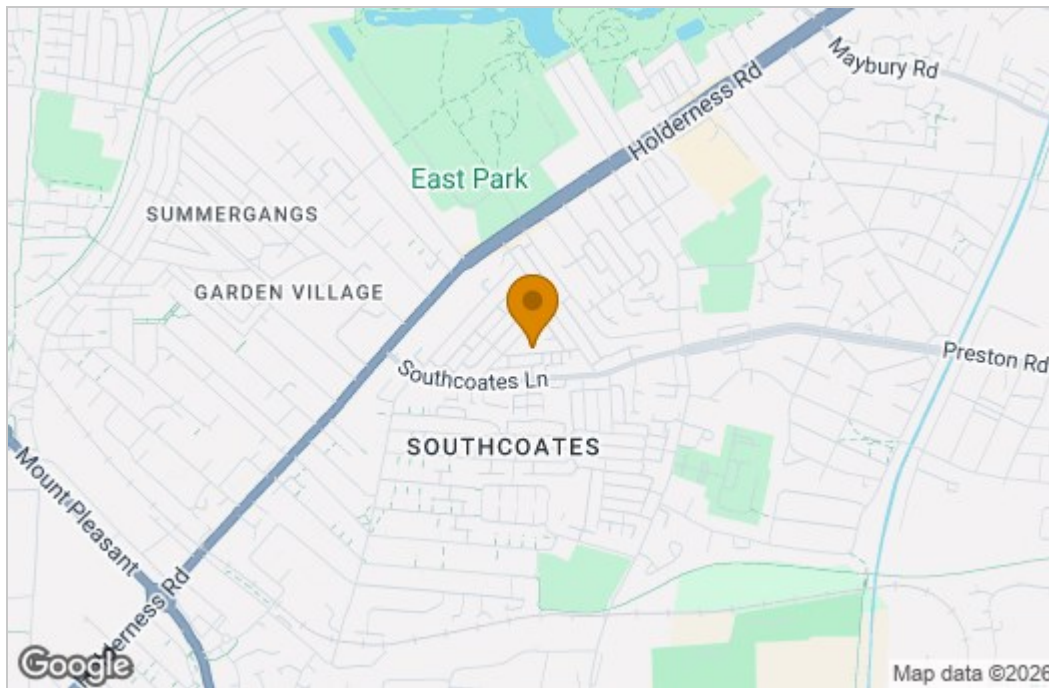
**Second Floor**

Floor area 14.2 sq.m. (152 sq.ft.)

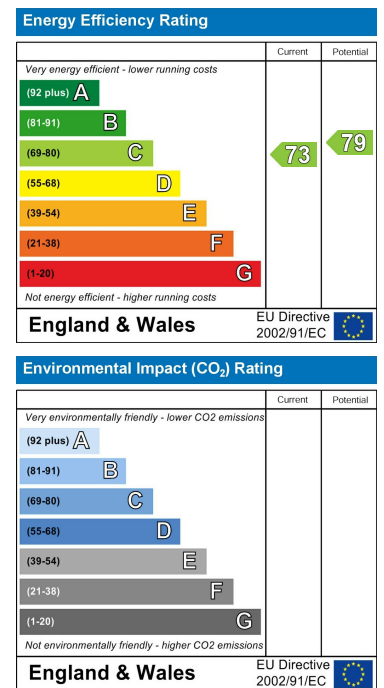
**Total floor area: 112.7 sq.m. (1,213 sq.ft.)**

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.