



**1097 Hedon Road, Hull, HU9 5QJ**

**Offers Over £70,000**

This 2 bedroom end terraced property is available to purchase with NO ONWARD CHAIN.

being ideally positioned for local shops and amenities and enjoying outstanding transport links into the City Centre and out to the East Coast villages, the property offers spacious accommodation and would be ideal for Investors and first time buyers alike!

Briefly comprising; entrance hallway, lounge and kitchen to the ground floor, there are two double bedrooms and a bathroom to the first floor. Having the additional benefit of a generously sized rear garden with off street parking together with uPVC glazing and gas central heating, early viewing is recommended!

## The Accommodation Comprises

### Entrance Hallway

UPVC front entrance door into hallway with stairs to first floor and door into....

### Lounge 11'10 x 11'1 (3.61m x 3.38m)

With uPVC bay window to front aspect, carpeted flooring, fireplace with inset gas fire and central heating radiator.

### Kitchen 7'8 x 13'9 (2.34m x 4.19m )

Fitted wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink drainer with mixer taps, and provision for inset electric cooker. Plumbing for automatic washing machine and space for under counter appliances, central heating radiator, wall mounted combi-boiler, under stair cupboard, vinyl flooring and uPVC windows and door into rear garden.

### First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring and loft access hatch.

### Bedroom One 8'8 x 14'3 (2.64m x 4.34m)

uPVC window and bay window to front aspect, central heating radiator, carpeted flooring and built in storage.

### Bedroom Two 9'5 x 8'3 (2.87m x 2.51m)

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

### Bathroom 7'2 x 5'6 (2.18m x 1.68m)

Panel bath with mixer taps and shower attachment, low flush wc and hand wash basin. Wall panelling to water sensitive areas, central heating radiator and uPVC window to rear aspect.

### Outside

To the front of the property is a garden with fencing to perimeter and gate to useful storage are to the side which in turn gives gate access to the spacious rear garden with fencing to perimeters, double gates to the rear ten foot allowing off road parking together with additional pedestrian gate.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull Hull City Council

### EPC

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 - Low

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

Broadband - Basic 5 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

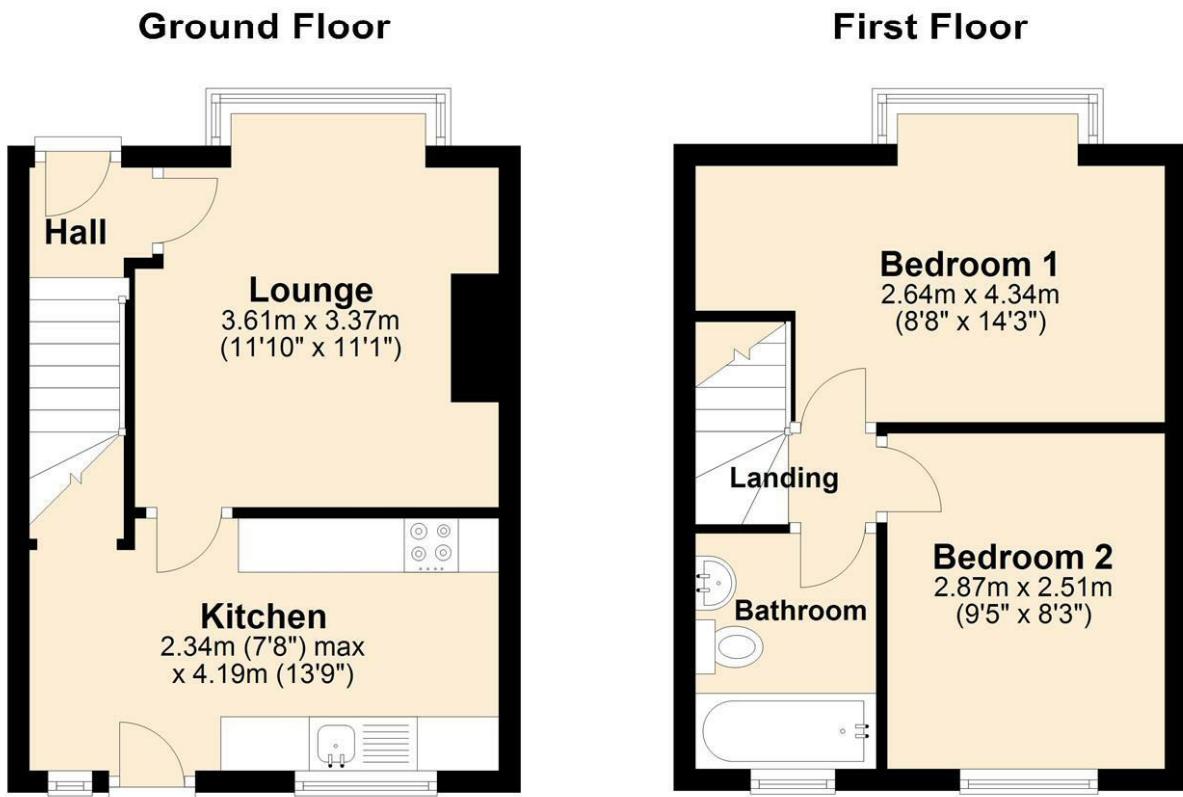
Coalfield or Mining Area - No

Planning - EE, Vodafone, Three, O2

### Whitakers Estate Agent Declaration:

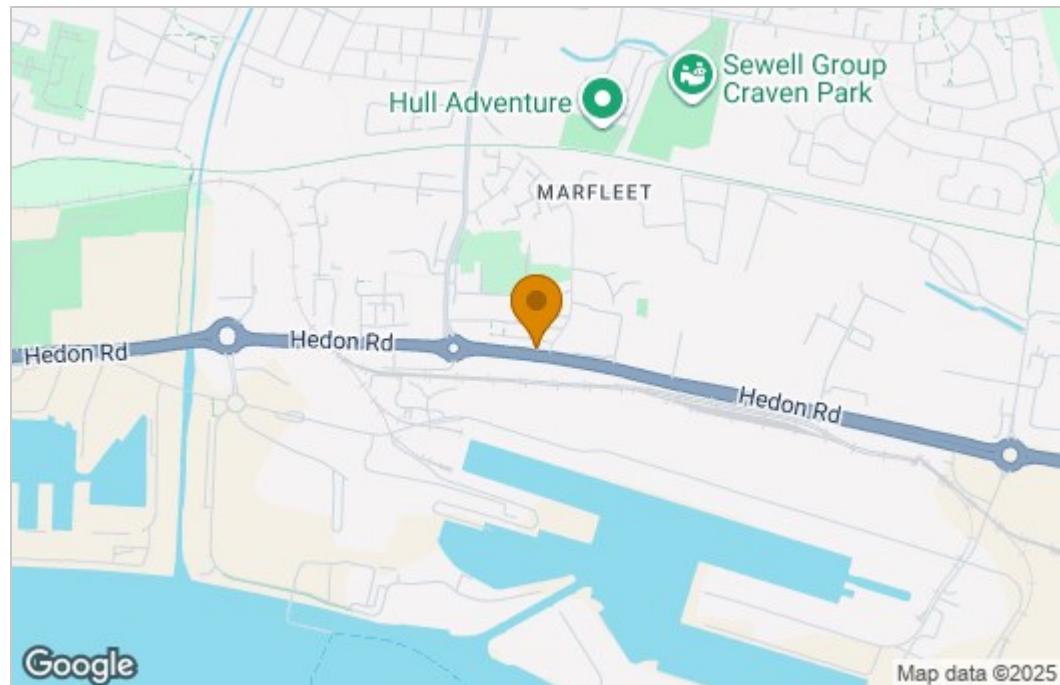
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Floor Plan



Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.