

# Whitakers

Estate Agents



**206 Lee Street, Hull, HU8 8NR**

**Offers In The Region Of £139,950**

SITUATED TO THE EAST OF THE CITY, HANDILY PLACED FOR THE HOLDERNESS ROAD SHOPPING AMENITIES , THE LOVELY EAST PARK AND THE WOODFORD LEISURE CENTRE, THIS TRADIATIONAL STYLE SEMI DETACHED HOUSE IS A FABULOUS OPPORTUNITY FOR THE PURCHASER LOOKING TO COMMENCE A PROJECT. WITH ENORMOUS POTENTIAL THE PROPERTY BRIEFLY COMPRISES RECEPTION HALL, LOUNGE OPENING TO A DINING AREA, KITCHEN, UTILITY, GROUND FLOOR SHOWER ROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CLOAK ROOM.

SET WITHIN GARDENS WHICH BOAST THE POSSIBILITY OF AN ENTERTAINMENT AREA, OR AN OFFICE FOR THE REMOTE WORKER, THERE IS A PRIVATE SIDE DRIVEWAY GIVING ACCESS TO A SINGLE GARAGE AND APPOINTMENTS TO VIEW BY THE BUYERS WITH VISION, FLAIR AND ENTHUSIASM ARE ENCOURAGED.

### Entrance Hall

Double glazed door to the front, With staircase off.

Lounge 23'2" x 15'10" (7.08 x 4.83)



Angled bay window to the front aspect, impressive feature fire place incorporating a solid fuel burner of surprising proportion and opens to:

### Dining Area



Window to the side aspect and useful under stairs storage cupboard.

Kitchen 15'3" x 10'8" (4.67 x 3.26)



With French Doors giving access to the rear garden.

### Utility Area



Window to the rear aspect.

Shower Room 6'2" x 5'7" (1.90 x 1.71)



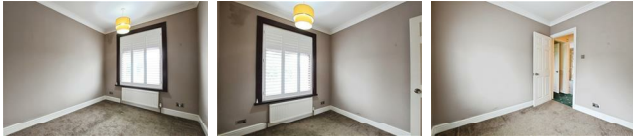
A plumbed shower unit, wash hand basin with a pedestal and a low level wc, and a UPVC window to the side aspect.

Bedroom One 12'8" x 10'10" (3.88 x 3.32)



Angled bay window to the front aspect and a built in storage cupboard.

### Bedroom Two 8'7" x 8'1" (2.64 x 2.47)



Well presented, with rad and Window to the rear aspect with shutter blinds.

### Bedroom Three 8'8" x 7'4" (2.66 x 2.24)



Window to the rear aspect

### Cloak Room

Wash hand basin and a low level wc

### Gardens



There is a forecourt with wrought iron fencing and to the rear of the property a garden laid to lawn with an outbuilding which is ideally suited for conversion into an entertainment area or an office for the remote worker.

### Garage



Accessible via wrought iron gates and a private side driveway.

Hull City Council

EPC

Tenure

### 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 - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no

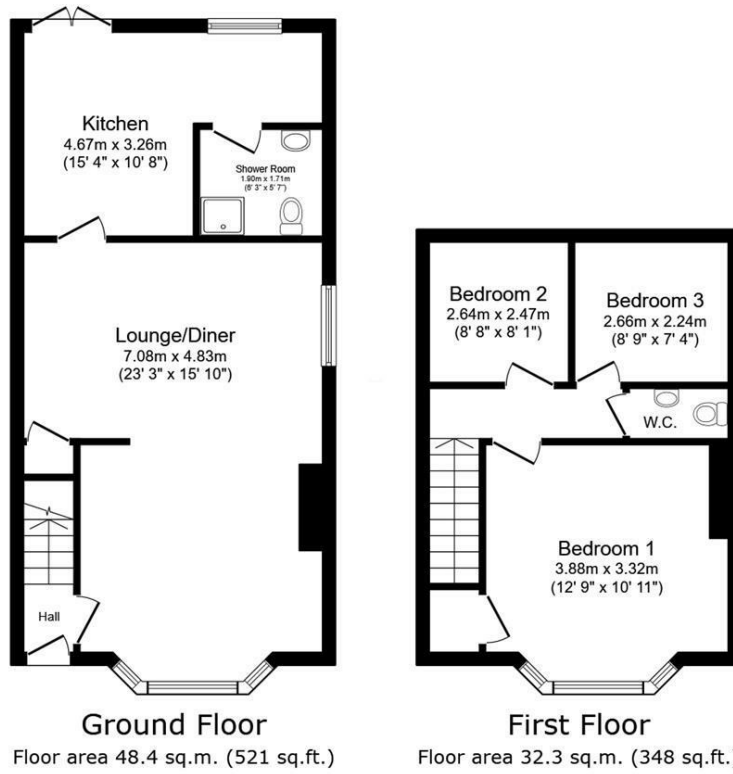
Coalfield or Mining Area - no

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.

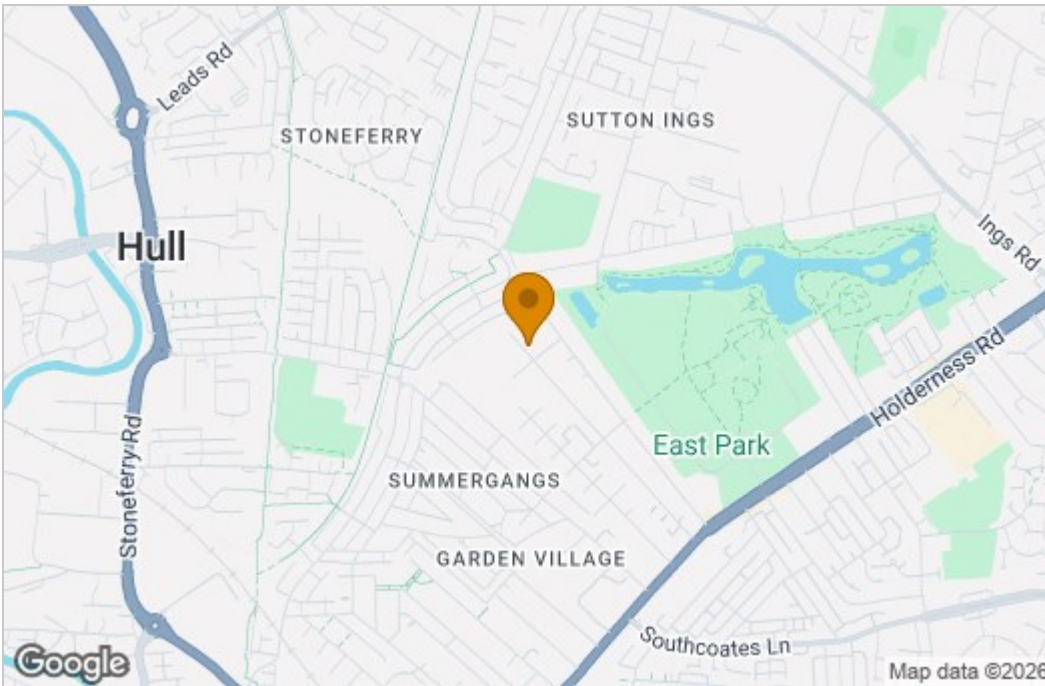
# Floor Plan



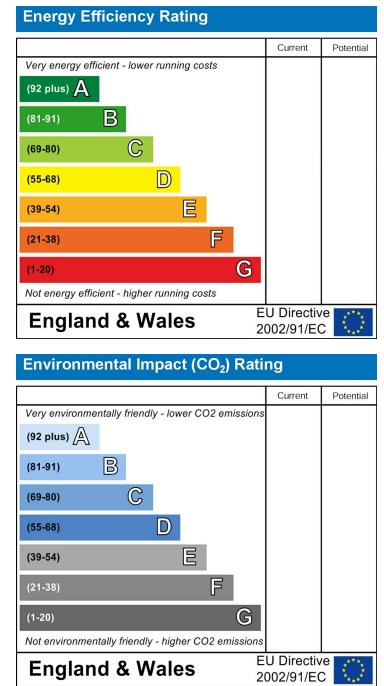
Total floor area: 80.7 sq.m. (869 sq.ft.)

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.