Whitakers
Estate Agents









# 64 Middleburg Street, Hull, HU9 2QW

## Offers In The Region Of £115,000

SITUATED TO THE EAST OF THE CITY , HANDILY PLACED FOR ALL OF THE EXCELLENT SHOPPING, LEISURE AND MEDICAL AMENITIES AVALABLE, THIS TRADITIONAL STYLE END TERRACE HOUSE IS IDEALLY SUITED TO THE GROWING FAMILY, AND INDEED, THE FIRST TIME BUYER

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SPACIOUS GROUND FLOOR SHOWER ROOM AND THREE FIRST FLOOR BEDROOMS AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

REQUIRING A LITTLE UPDATING, THE PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR THE PURCHASER WITH A LITTLE IMAGINATION AND ENTHUSIASM AND IS SET WITHIN PLEASANT GARDENS WITH POSSIBLE OFF ROAD CAR PARKING TO THE REAR.

FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

## Entrance Hall
With staircase off and a radiator.

## Lounge




Window to the front aspect and a radiator.

## Dining Room



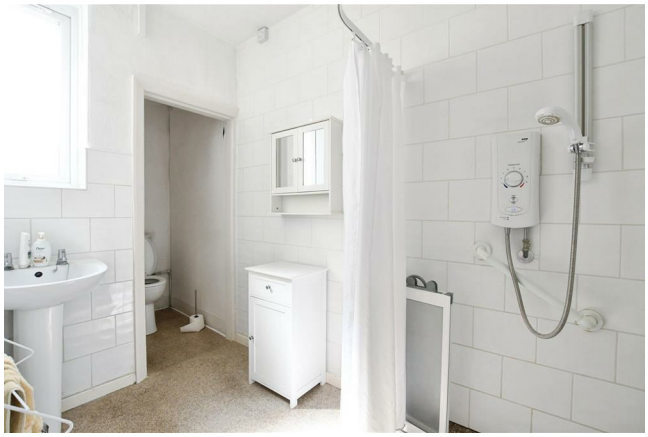

Useful under stairs storage cupboard and a radiator

## Kitchen



Floor and wall units having preparation surfaces and a stainless steel sink unit. Window to the rear aspect, partially tiled walls and plumbing for an automatic washing machine.

## Shower Room/ Wet Room



Nice and spacious having non slip flooring, there is an electric shower unit, wash hand basin with a pedestal and a low level wc. Majority tiled walls and a radiator.

## Bedroom One



Window to the front aspect, built in wardrobes and a radiator.

## Bedroom Two



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

## Bedroom Three




Window to the rear aspect, built in wardrobe and a radiator

## Gardens



To the front of the property is an enclosed garden laid to decorative aggregates. To the rear is an enclosed garden laid to lawn and decorative aggregates.

## Off Street Car Parking

To the side of the property is a tenfoot access providing possible off street car parking on a hard standing via double gates to the rear garden.

## Council Tax

Hull City Council tax band A

## Tenure

Freehold

## EPC

Tenure

## Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 6 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

## 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:

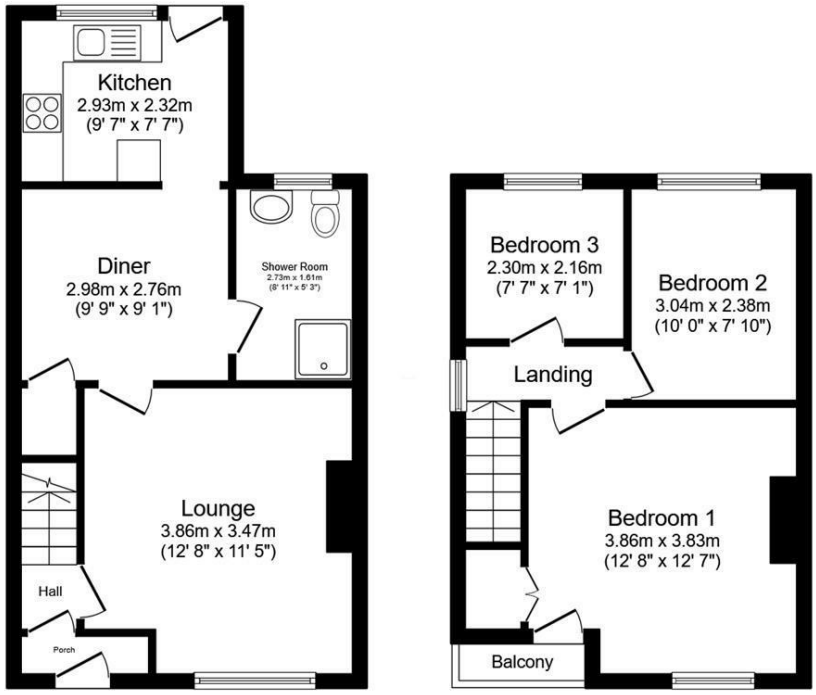
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

## 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.

## Floor Plan



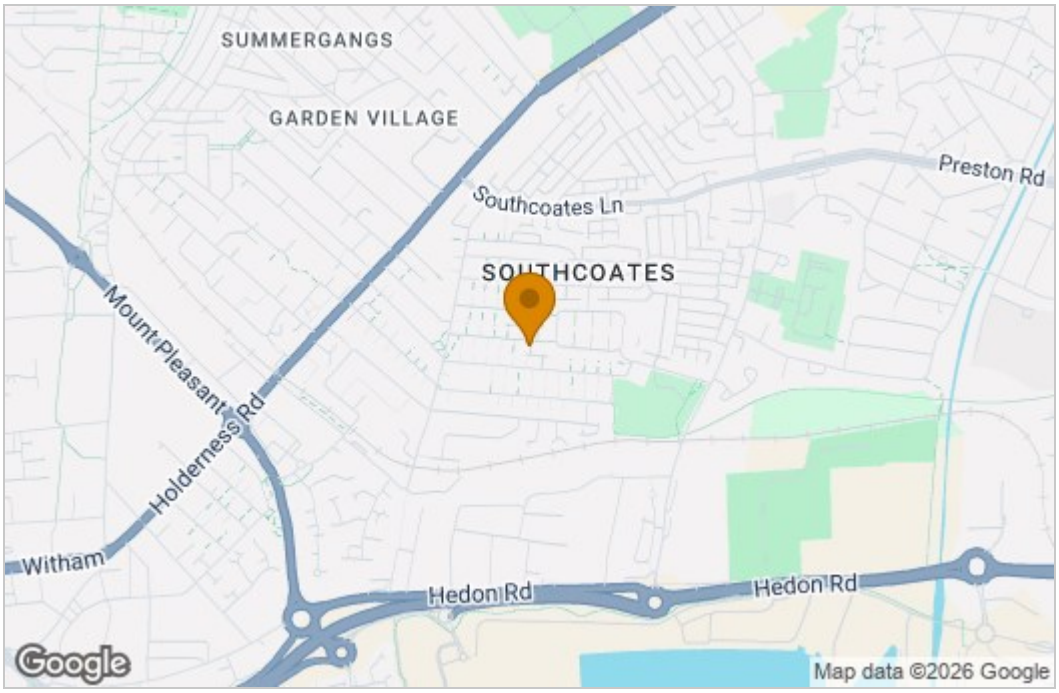

Ground Floor
Floor area 40.4 sq.m. (435 sq.ft.)

First Floor
Floor area 31.9 sq.m. (344 sq.ft.)

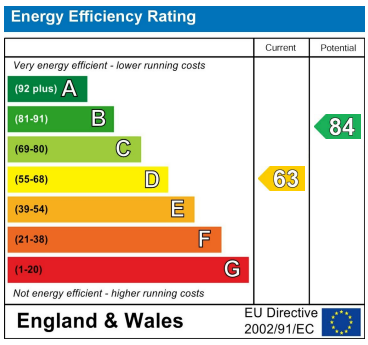
Total floor area: 72.3 sq.m. (779 sq.ft.)

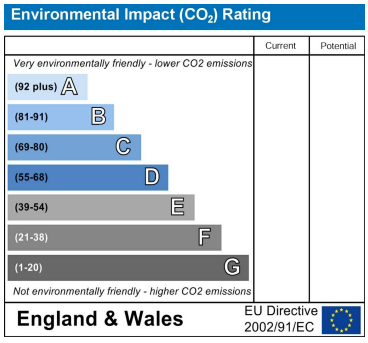
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk