

Whitakers

Estate Agents



263 Preston Road, Hull, HU9 5AJ

Asking Price £100,000

The property is offered for OVER 55's occupation on a 75% shared ownership scheme, the remaining 25% being owned by Places for People. A monthly charge and annual ground rent is payable to Places for People. Once an offer is accepted, interested parties must apply to Places for People and upon acceptance of their criteria, sale progression will commence.

Situated on a peaceful cul-de-sac, ideally located close to local amenities, the property briefly comprises; entrance hallway, kitchen, lounge, two bedrooms and a shower room. This property is presented in move in condition, decorated beautifully throughout. Also benefitting from spacious front and rear gardens together with gas central heating and uPVC glazing.

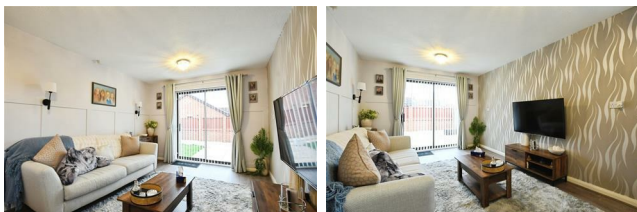
Early viewing is recommended!

Fitted Kitchen 9'2" x 10'4" (2.80 x 3.15)



Fully fitted kitchen, with a range of floor units with lino flooring and UPVC window to the front aspect.

Lounge 15'7" x 10'4" (4.76 x 3.17)



Well proportioned lounge with patio doors to the rear aspect leading to the garden. Laminate flooring, and well presented throughout.

Bedroom 1 10'5" x 11'1" (3.20 x 3.40)



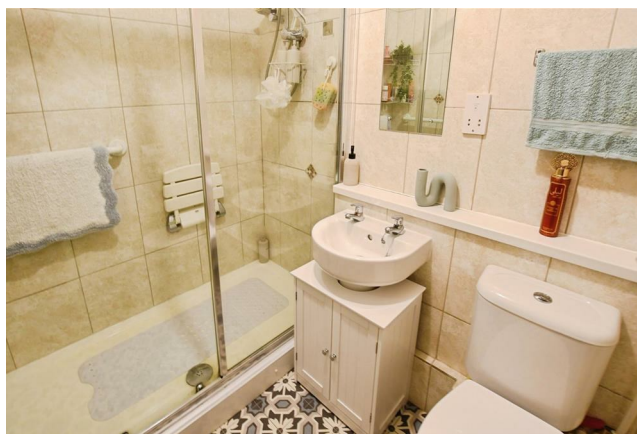
Well presented master bedroom with carpet throughout, fitted wardrobes and a UPVC window to the rear and a radiator.

Bedroom 2 8'9" x 7'6" (2.67 x 2.30)



Carpeted throughout with a UPVC window to the front aspect and a radiator. Well presented throughout.

Shower Room



Lino flooring with a shower, pedestal sink a low level WC and a radiator.

Gardens



Providing off street parking to the rear of the property, a low maintenance garden to the front and rear, and a storage shed.

Council Tax
Hull City Council Tax Band A

EPC
EPC Rating C

Tenure
Shared Ownership 75% Ownership 25%
Leasehold

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 under tile roof

Conservation Area - no

Flood Risk - low

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

Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

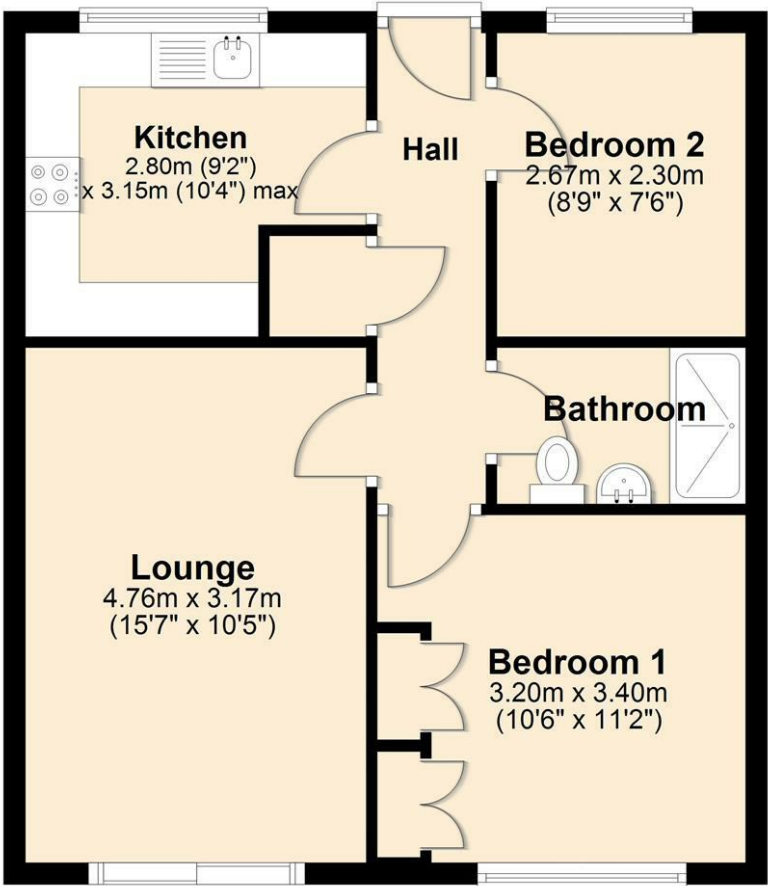
Planning - no

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

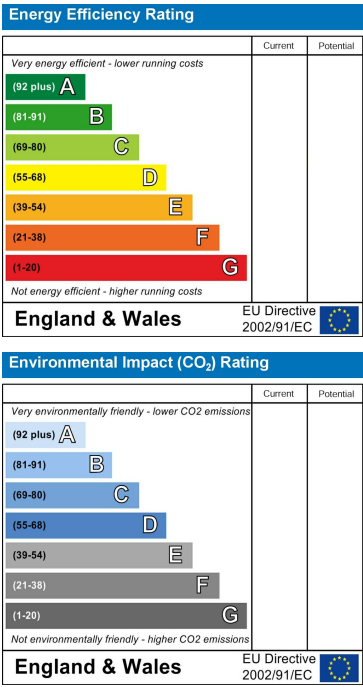
Ground Floor



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.