Whitakers
Estate Agents









2 Palmcourt, Hull, HU6 9TH

Offers In The Region Of £115,000

This 3 bedroom terraced property is available with NO ONWARD CHAIN!

Well situated close to local shops and amenities as well as excellent transport links into and around the City, the property would be ideal for first time buyers and families alike.

Well presented throughout, the property briefly comprises; front porch, spacious lounge/dining room. fitted kitchen, rear hallway and a versatile storage area to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Also benefitting an generously sized rear garden, gas central heating and uPVC double glazing throughout, early viewing is recommended!

The Accommodation Comprises

Front Porch



With uPVC entrance door and side windows and vinyl flooring and uPVC internal door into lounge.

Lounge/Dining Room 21' x 10'8 (6.40m x 3.25m)




With uPVC windows to front and rear aspect, laminate flooring, central heating radiator and fireplace with inset gas fire.

Kitchen 11'10 x 9'1 (3.61m x 2.77m)





With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below and stainless steel sink/drainer. Integrated fridge/freezer, plumbing for automatic washing machine, laminate flooring and uPVC window to front aspect.

Rear Hallway




Door from kitchen into rear hallway with laminate and carpeted flooring, two storage cupboards and stairs to first floor.

Rear Lobby

With vinyl flooring, uPVC door into rear garden and door into store.

Store

With electric supply and rear window.

First Floor Landing

Carpeted stairs to first floor landing

Bedroom One 11'9 x 10'6 (3.58m x 3.20m)



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

Bedroom Two 8'10 x 13'2 (2.69m x 4.01m)




With laminate flooring, uPVC window to front aspect and central heating radiator.

Bedroom Three 8'8 x 9'2 (2.64m x 2.79m)



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

Bathroom



Panel bath with mixer shower over, low flush wc and hand wash basin. Heated towel rail, vinyl flooring, tiled walls and two uPVC windows to front aspect.

Outside





To the front of the property is an enclosed courtyard garden with 6 ft timber fencing and gate whilst to the rear is an enclosed low maintenance garden laid to decorative aggregate with paved patio, timber fencing to perimeters and rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band A

EPC

EPC rating E

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 - Wimpey No Fines
Conservation Area - No
Flood Risk - Medium
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 2 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

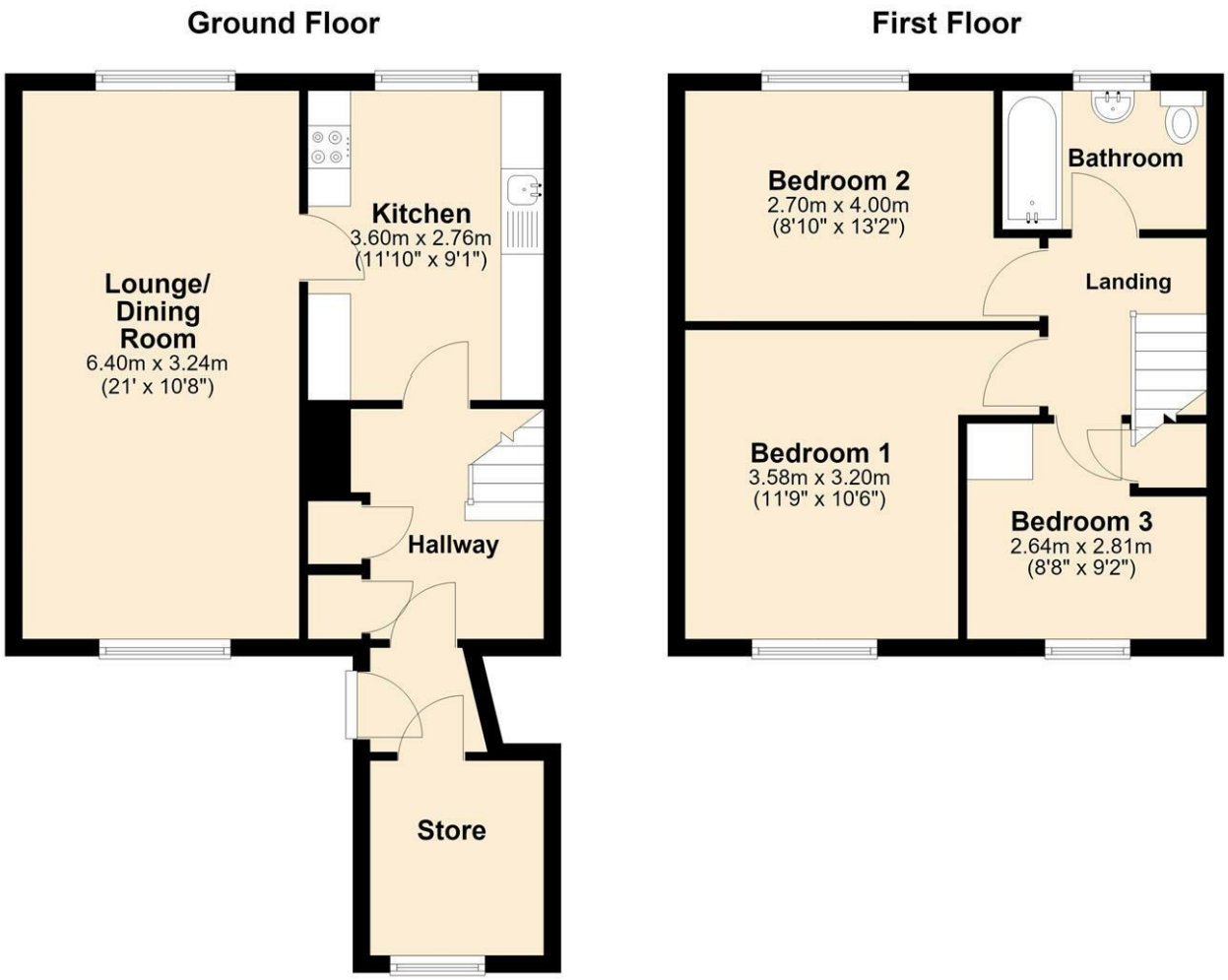
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only

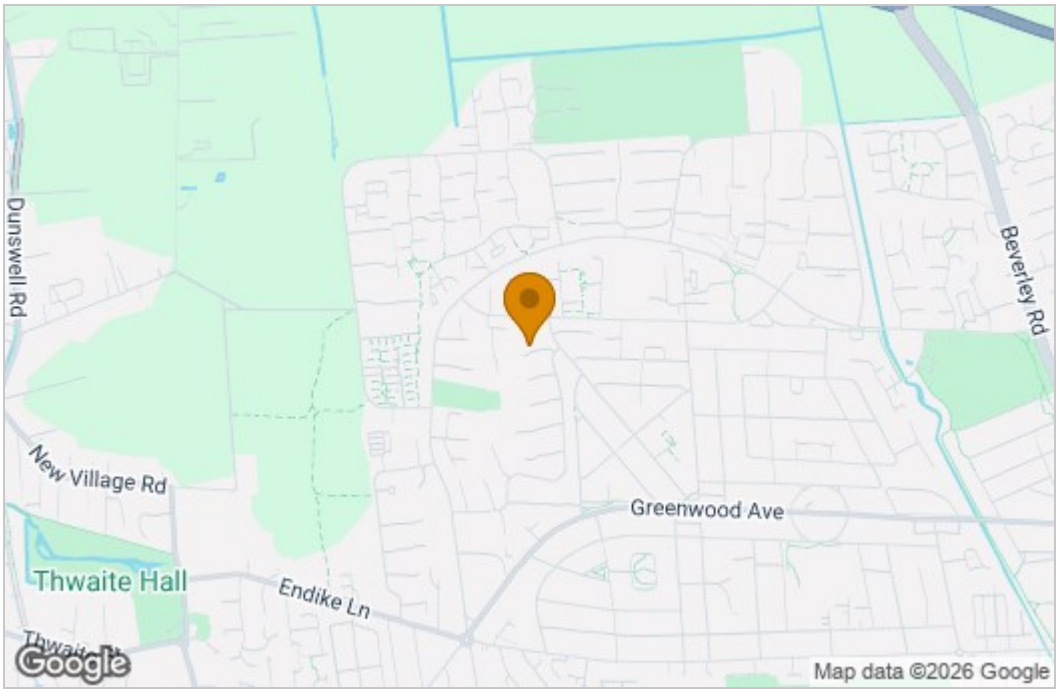
for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

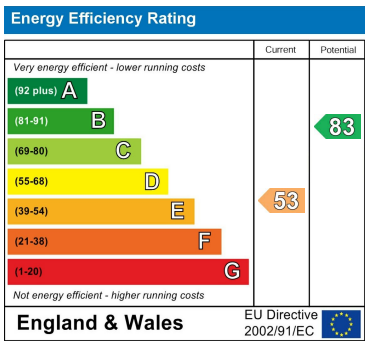
Floor Plan

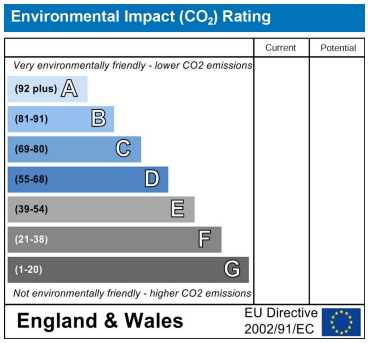


Area Map



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