Whitakers
Estate Agents









33 Malm Street, Hull, HU3 2TF

£134,950

Whitakers Estate Agents are pleased to introduce this traditional three-bedroom terraced property on Malm Street, offering spacious accommodation across two floors, together with a versatile loft room and enclosed rear courtyard. Situated within an established residential area of Hull, the property presents an appealing opportunity for a range of prospective purchasers.

Approached through a wrought iron gate, the property benefits from a low-maintenance front forecourt leading to the entrance hallway. Inside, the open-plan lounge and dining room provides a comfortable living space, with a bay window to the front, feature fireplace and ample room for both relaxing and entertaining. Beyond the dining area is an extended kitchen, fitted with a range of units and worktops, with a rear lobby providing useful additional storage and access to the courtyard.

The first floor accommodates three bedrooms alongside a family bathroom fitted with a three-piece suite. A further staircase leads to the loft room, which benefits from roof windows and additional storage within the eaves.

Malm Street is conveniently positioned for the shops and services along Anlaby Road, with West Park, the MKM Stadium and transport connections towards Hull city centre also within easy reach.

With its flexible accommodation, traditional character and accessible location, this property is certainly worthy of internal viewing to fully appreciate the space on offer.

The accommodation comprises

Front external



A low-maintenance front forecourt is predominantly paved and enclosed by a low-level brick wall with decorative wrought iron railings. A matching wrought iron gate provides access to the front entrance, creating a welcoming approach to the property.

Ground floor

Hallway
UPVC double glazed door, central heating radiator, and laminate flooring.

Open plan lounge / dining room



Lounge 11'7" x 11'7" (3.55 x 3.54)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and laminate flooring.

Dining room 11'8" x 15'4" maximum (3.58 x 4.68 maximum)



UPVC double glazed window, central heating radiator, under stair storage, and laminate flooring.

Kitchen 18'11" x 8'8" (5.77 x 2.65)





UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washer and a dryer, and provision for a gas cooker.

Rear lobby
UPVC double glazed door and window, feature window, two storage cupboards, and carpeted flooring.

First floor

Bedroom one 15'1" x 16'6" maximum (4.60 x 5.05 maximum)




UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two 11'8" x 11'4" (3.57 x 3.46)



UPVC double glazed window, central heating radiator, built-in storage cupboards, and carpeted flooring.

Bedroom three 9'6" x 8'8" (2.92 x 2.65)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with tile effect laminate flooring. Furnished with three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Loft room 10'11" x 15'6" (3.35 x 4.73)



Two roof style windows, central heating radiator, storage in the eaves, and carpeted flooring.

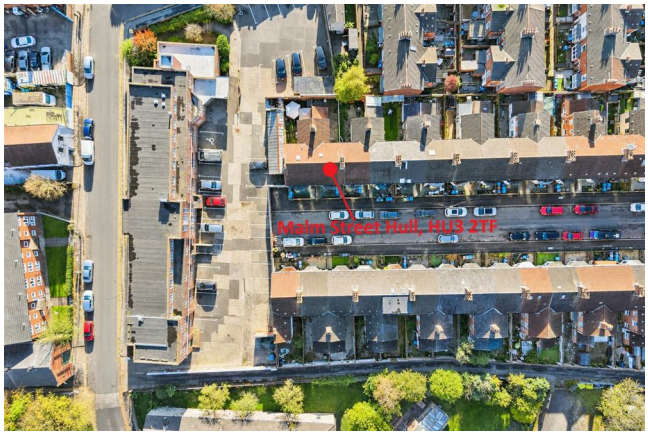
Rear external



An enclosed, low-maintenance courtyard features a combination of paved and brick-paved surfaces, bordered by brick walls and timber fencing. A timber gate provides additional

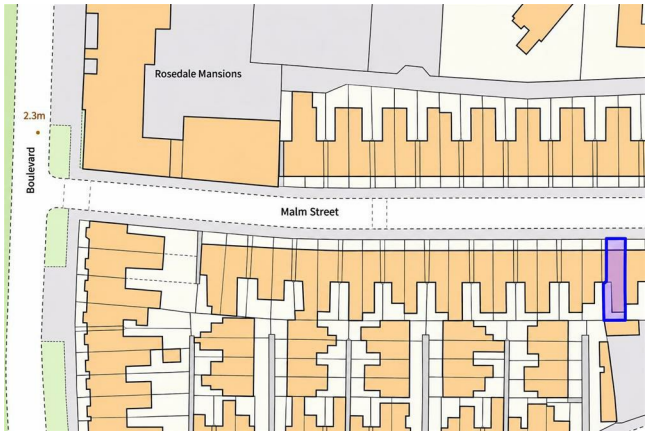
access, while the courtyard offers a practical outdoor space with room for seating and enjoying the warmer months.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Permit

There is a permit required for on-road parking currently at a cost of £22.00 per year.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00110436003304
Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 10 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We 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 show 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.

The agents 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.

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.

Making an offer

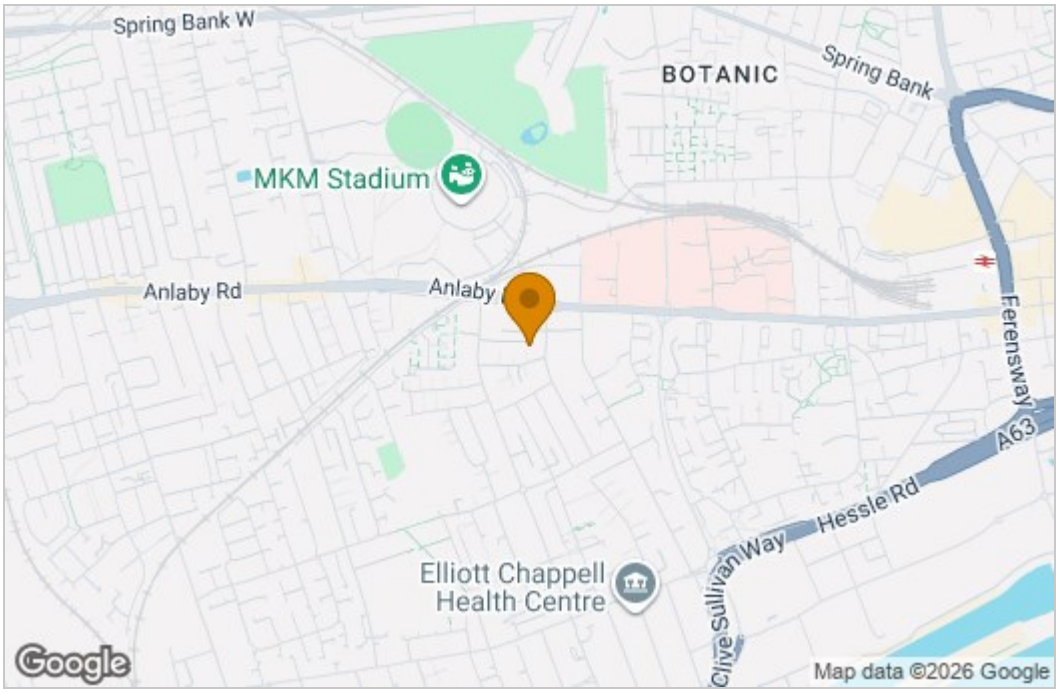
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these 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.

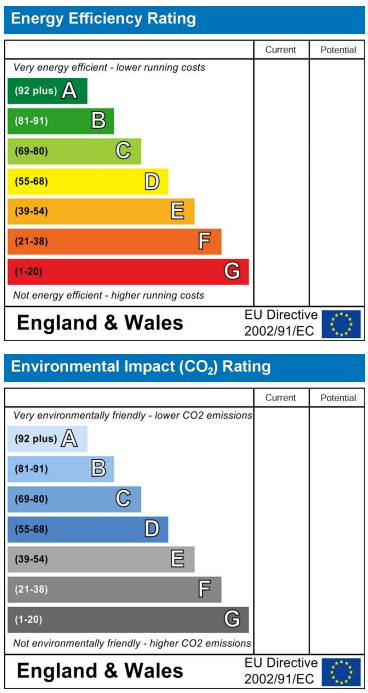
Floor Plan



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.

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