Whitakers
Estate Agents









38 Whitworth Street, Hull, HU9 3HH

Asking Price £140,000

This spacious 3 bedroom semi-detached property is available to purchase with NO ONWARD CHAIN!

Ideally situated just off Holderness Road with easy access to its wide range of shops and amenities and just a short walk from East Park and Woodford Leisure Centre, the property is also just a stones throw from highly regarded local schools and benefits from excellent transport links into and around the City.

Whilst in need of some modernisation and refurbishment, the property occupies an enviable position with a lovely south facing rear garden enjoying an open aspect and offers the discerning buyer the opportunity to put their own stamp on a spacious family home in a most popular and convenient location.

Briefly comprising; spacious entrance hallway with downstairs cloakroom, lounge, dining room and fitted kitchen to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a family bathroom.

With off road parking to the front, a private side driveway to the detached garage and the aforementioned south facing rear garden, this represents a rare opportunity to own a spacious family home in a sought after area.

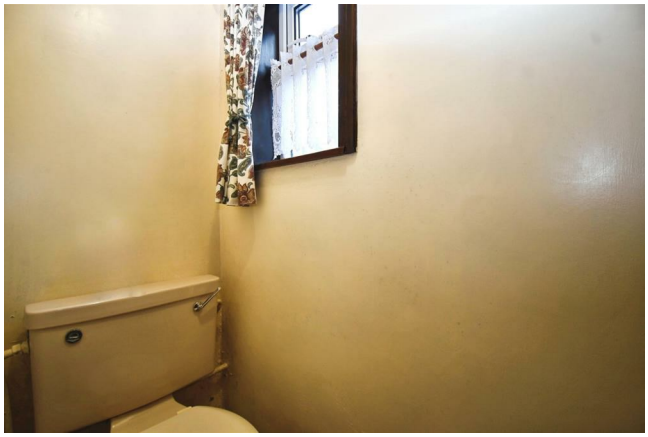
The Accommodation Comprises

Entrance Hallway



Spacious entrance hallway with double glazed door, central heating radiator and stairs to first floor.

Downstairs Cloakroom



With low flush wc and uPVC window to side aspect.

Lounge 17'4 x 11' (5.28m x 3.35m)




With double glazed window to front aspect, central heating radiator and double doors into.....

Dining Room 10'2 x 15'6 (3.10m x 4.72m)




With uPVC windows to side and rear, uPVC Patio doors, central heating radiator and timber entrance door.

Kitchen 11'3 x 12'2 (3.43m x 3.71m)




Fitted wall and base units with work surfaces and tiled splash backs. Stainless steel sink/drainer, central heating radiator, double glazed side and rear windows and doors into dining room and hallway. There is a wall mounted central heating boiler however we understand this not to be functioning.

First Floor Landing



With double glazed window to front aspect.

Bedroom One 11'9 x 11' (3.58m x 3.35m)



With double glazed window to rear aspect, central heating radiator and fitted sliding wardrobes.

Bedroom Two 8'9 x 12'2 (2.67m x 3.71m)



With double glazed window to rear aspect, central heating radiator and furniture.

Bedroom Three 8'6 x 7'6 (2.59m x 2.29m)



With double glazed window to front aspect and central heating radiator

Bathroom



Panel bath with mains shower over, low flush wc and hand wash basin. Vinyl flooring, tiled walls and double glazed window to front aspect.

Outside





The front of the property provides off road parking whilst the private side driveway leading to the garage provides further parking. The lovely south facing rear garden enjoys an open outlook and id laid mainly to lawn with mature plants and shrubs and a handy storage shed.

Garage

The brick build detached garage is situated at the foot of the side driveway with up and over door and side window.

Tenure

The property is Freehold

Council Tax

Council Tax band B
Kingston upon Hull City Council

EPC

Awaited

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/Tile
Conservation Area - No
Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 13 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:

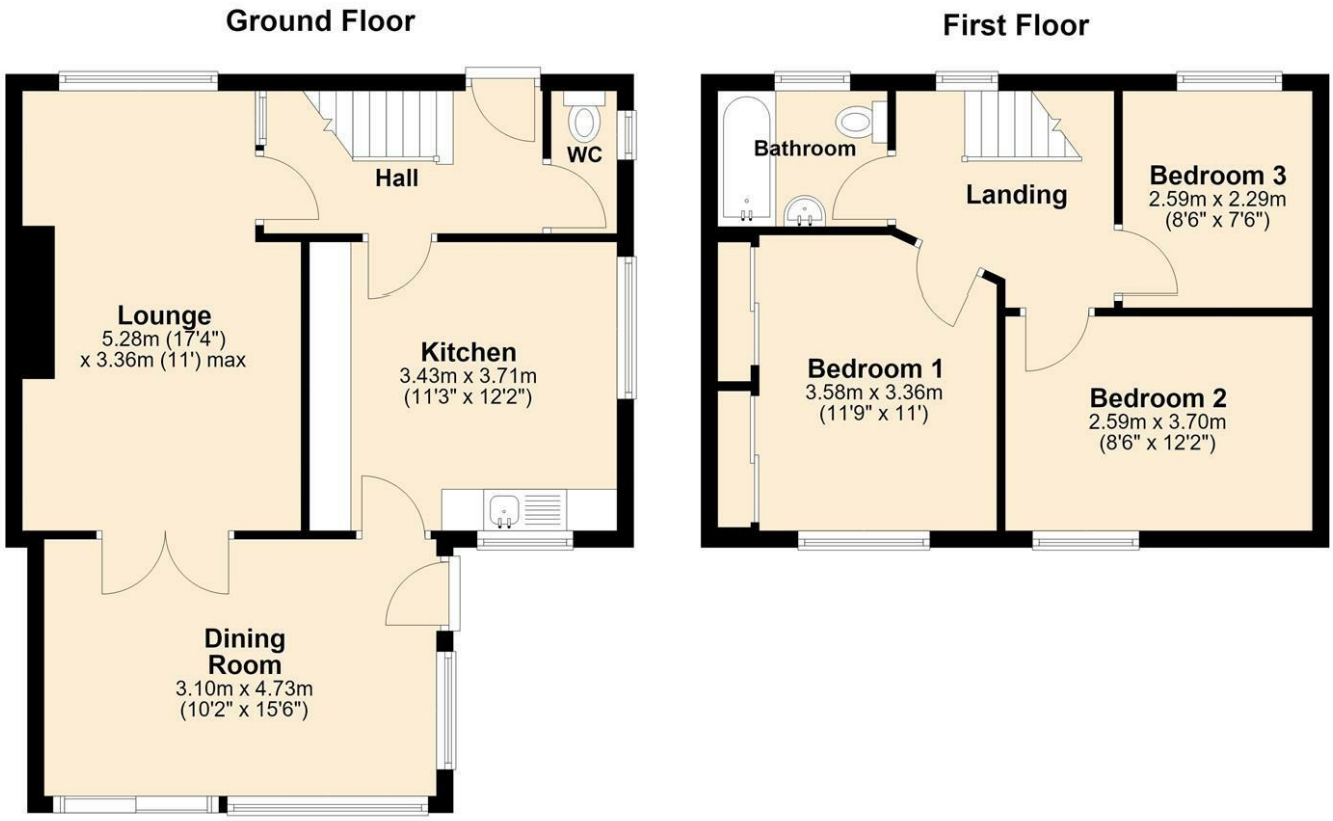
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans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

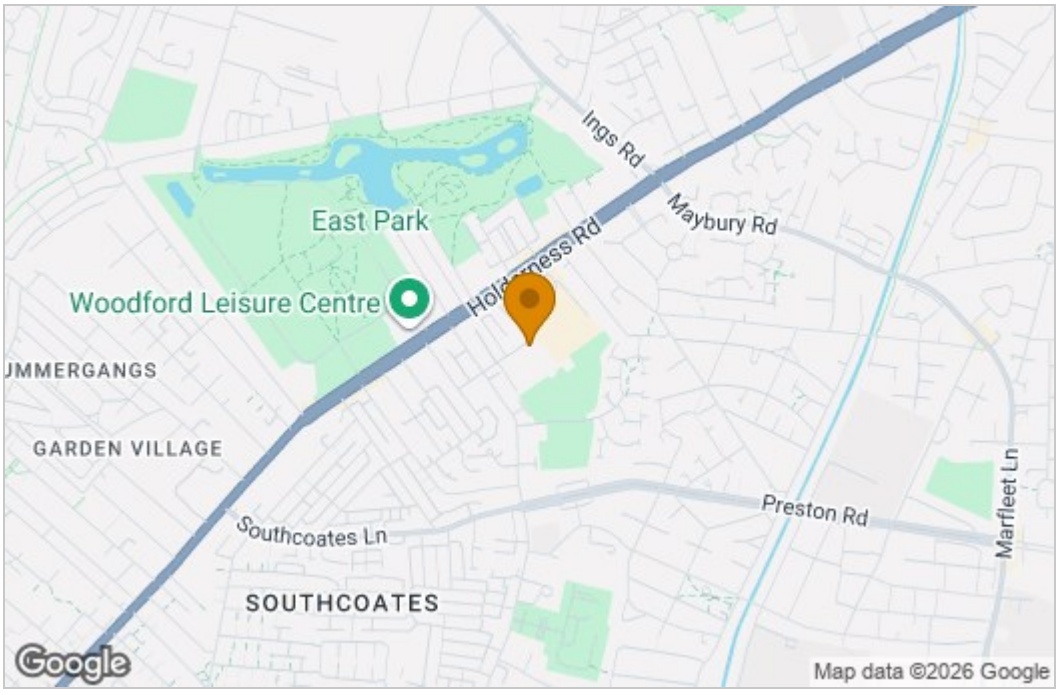
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

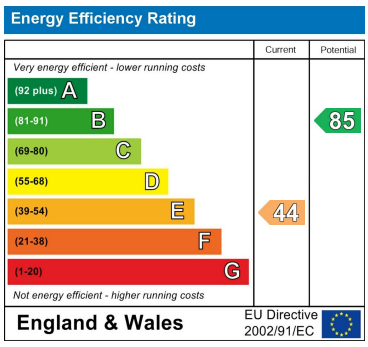
Floor Plan

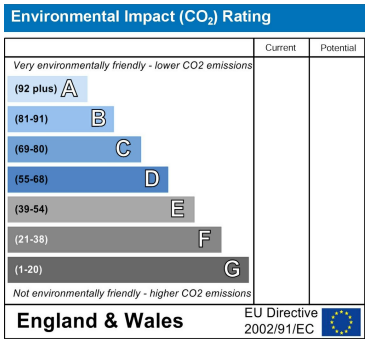


Area Map



Energy Efficiency Graph





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