

Whitakers

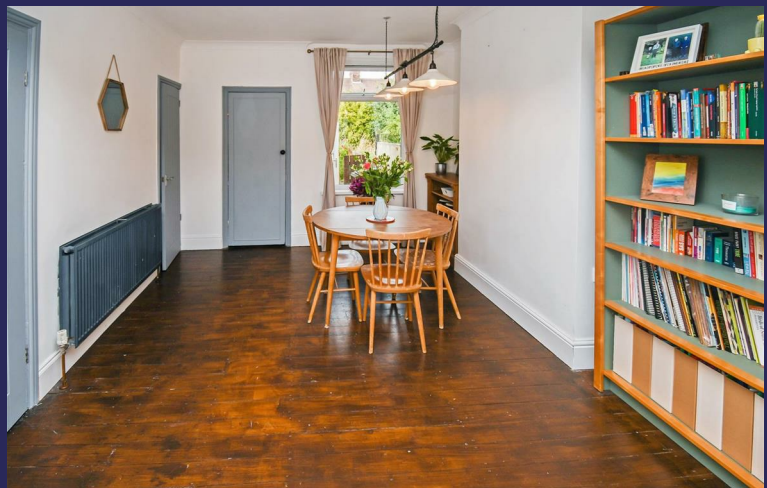
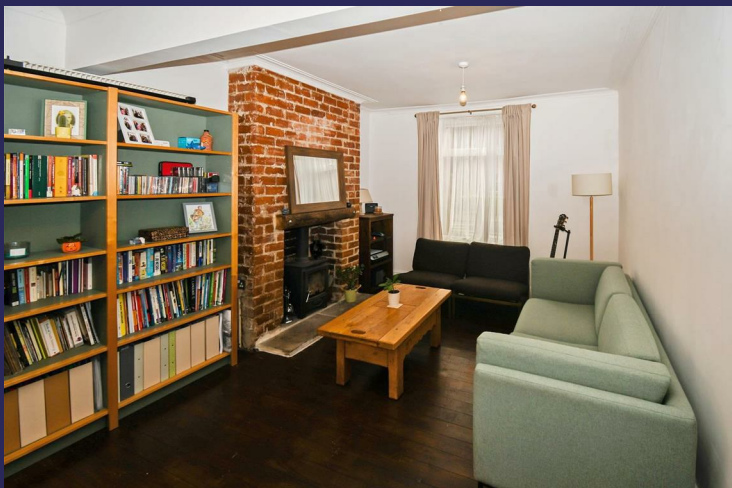
Estate Agents



58 Sharp Street

Newland Avenue, Hull, HU5 2AB

Offers Over £100,000



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Description

A deceptively spacious two bedroom property located close to a wide range of amenities, bars and places to eat out, and close to the university.

Recently refurbished by the present owners and presented to a high standard the property has gas central heating, Upvc double glazing, a large first floor bathroom and a garden.

Comprises entrance hall, through lounge dining room, recently fitted kitchen, rear lobby and additional WC. On the first floor there are two bedrooms and a bathroom with a newly fitted suite with a bath and a shower cubicle.

The accommodation comprises:

Entrance hallway

Upvc entrance door, central heating radiator, coved ceiling, wooden flooring and staircase to landing off.

Through lounge/ dining room

22'8" x 11'3" maximum (6.92 x 3.43 maximum)

Upvc double glazed windows to the front and rear elevations, central heating radiator, feature fireplace with a log burner, under stairs storage cupboard, wooden flooring and coved ceiling.

Kitchen

10'0" x 8'5" (3.06 x 2.58)

Upvc double glazed window, central heating radiator, newly fitted with a range of base wall and drawer units with fitted work surfaces and tiled splash backs, one and a half bowled single drainer sink unit with a mixer tap, plumbed for an automatic washing machine, integrated over and hob with a cooker

hood over, enclosed gas central heating boiler and attractive tiled flooring.

Rear entrance lobby

Upvc double glazed window and rear entrance door.

Cloakroom

Low flush WC.

Landing

Central heating radiator, access to the roof void.

Bedroom 1

17'10" x 10'11" maximum (5.46 x 3.34 maximum)

Two Upvc double glazed windows and central heating radiator.

Bedroom 2

11'1" x 11'0" maximum (3.40 x 3.36 maximum)

Upvc double glazed window, central heating radiator and laminate flooring.

Bathroom

11'3" x 9'10" maximum (3.45 x 3.02 maximum)

Upvc double glazed window, central heating radiator, fitted with a four piece suite comprising panelled bath, shower cubicle, vanity wash basin and a low flush WC, laminate flooring and an extractor fan.

Garden

A shared side passage provides pedestrian access. Adjacent to the property there is an enclosed yard and beyond the shared pathway there is a generous sized established garden with a shed.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services,

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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.

Free Market Appraisals / Valuations

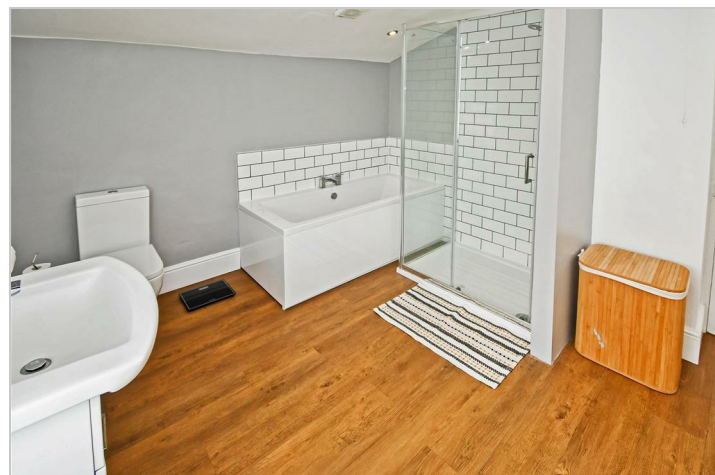
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale 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.

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.



Road Map



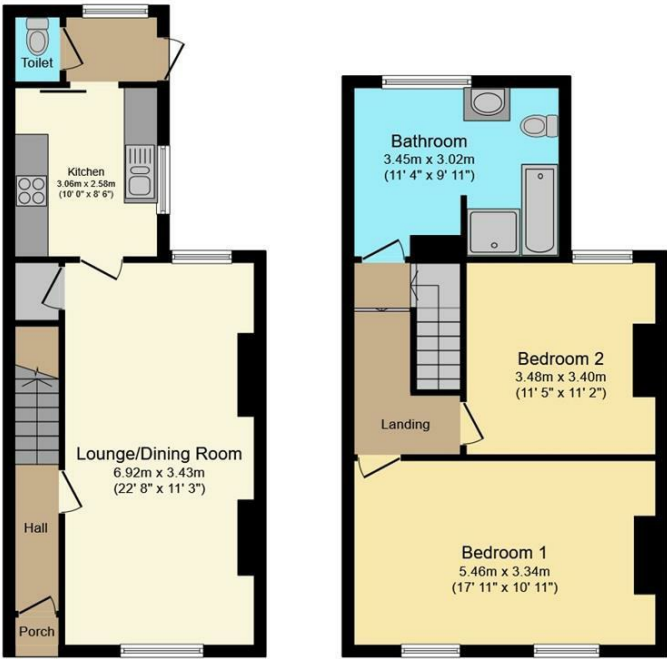
Hybrid Map



Terrain Map



Floor Plan



Ground Floor
Floor area 41.4 sq.m. (446 sq.ft.) approx

First Floor
Floor area 49.5 sq.m. (533 sq.ft.) approx

Total floor area 90.9 sq.m. (979 sq.ft.) approx

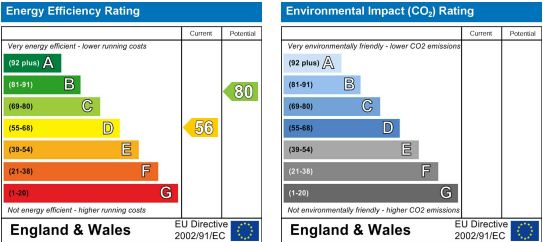
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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