

Whitakers

Estate Agents



86 Newstead Street, Hull, HU5 3NB

£119,500

Whitakers Estate Agents are pleased to introduce this traditional end-terrace property, which is conveniently located on a popular residential location off Chanterlands Avenue - renowned for its close proximity to an abundance of local amenities, and easy access to the Hull city centre.

Upon entry through the front lobby, the resident is greeted by a bay fronted lounge. An inner lobby then follows to the dining room, and fitted kitchen extension.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a well-appointed shower room.

Externally there is a paved forecourt to the front approach, and an enclosed courtyard to the rear with a Catio and double gates in the boundary wall that allow pedestrian access.

Taken together, the accommodation on offer would ideally sit a growing family seeking to reside within the catchment area of a number of highly regarded schools, most notably the Thoresby Primary School.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Entrance lobby

UPVC double glazed door, and carpeted flooring.

Leading to :

Lounge 11'10" x 15'10" (3.61 x 4.83)



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

Inner lobby

Carpeted flooring, and leading to :

Dining room 10'4" x 15'10" (3.17 x 4.83)



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

Kitchen 15'11" x 10'9" (4.86 x 3.30)



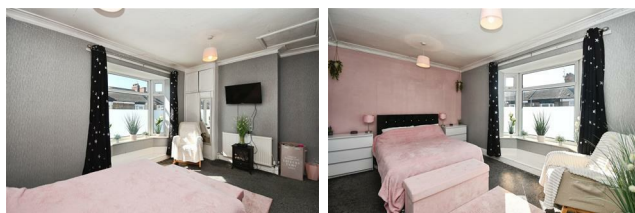
UPVC double glazed window, central heating radiator, and vinyl flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer / dryer and dishwasher, and provision for a gas cooker with extractor hood above.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 11'2" x 15'10" (3.41 x 4.83)



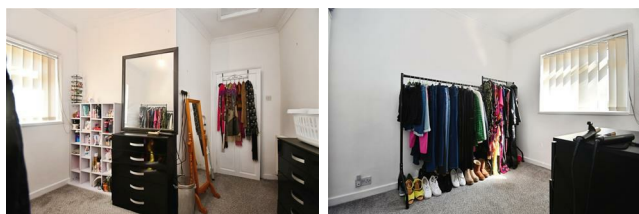
UPVC double glazed bay window, central heating radiator, built-in storage cupboards, and carpeted flooring.

Bedroom two 10'5" x 11'10" (3.18 x 3.63)



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

Bedroom three 10'9" x 10'9" (3.30 x 3.30)



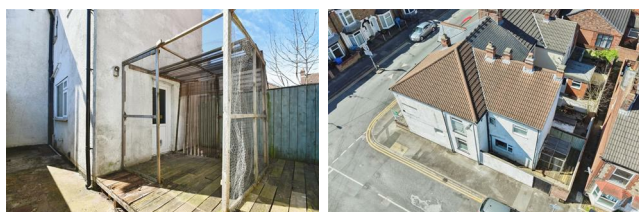
UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

External



Externally there is a paved forecourt to the front approach, and an enclosed courtyard to the rear with a Catio and double gates in the boundary wall that allow pedestrian access.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0007021300860B

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 9 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 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.

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.

Whitakers Estate Agent Declaration

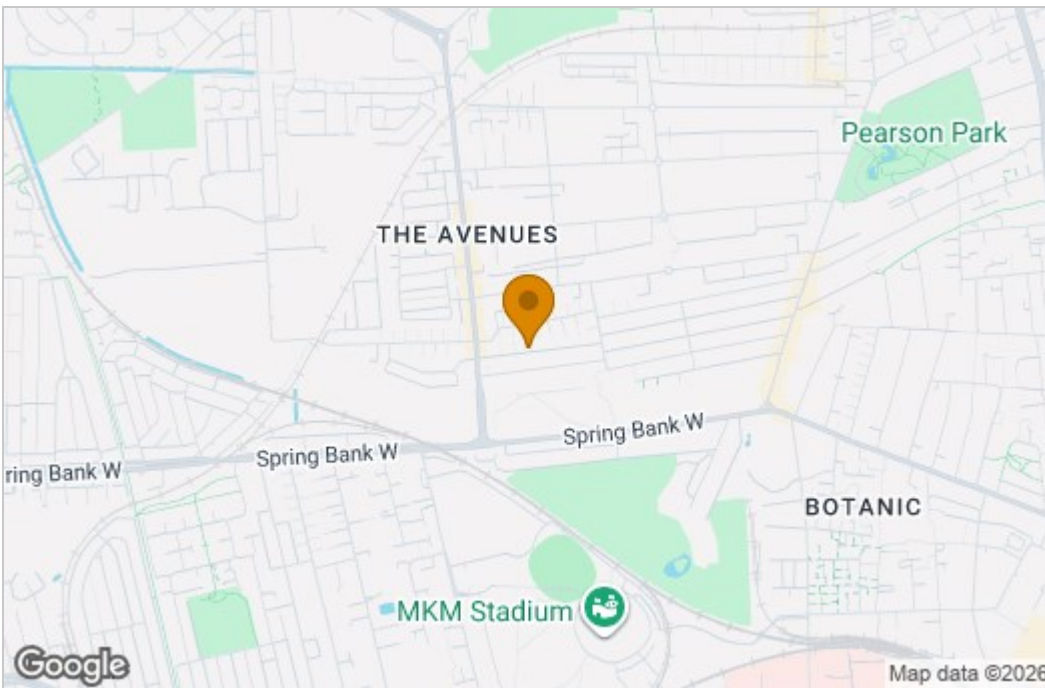
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Floor Plan

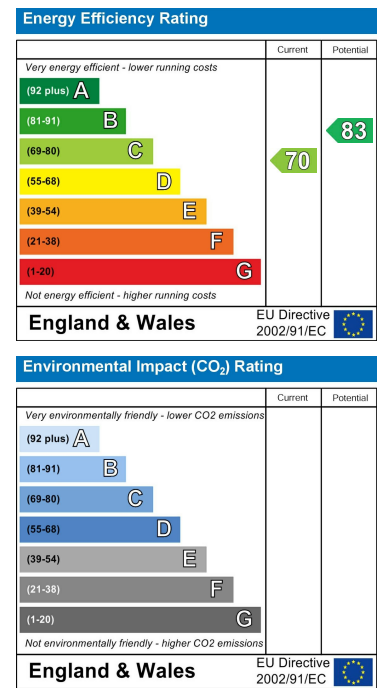


Total area: approx. 102.6 sq. metres (1104.7 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.