Whitakers
Estate Agents









4 Alfonso Street, Hull, HU3 2TN

£95,000

NO ONWARD CHAIN

This beautifully refurbished two-bedroom property is offered to the market in move-in ready condition, having been fully refurbished to a good standard throughout. Ready for its new owner to simply move in and enjoy from day one.

The accommodation briefly comprises an entrance hall, a dual-aspect open-plan lounge/diner and a contemporary fitted kitchen. To the first floor are two good-sized bedrooms together with a modern fitted family bathroom.

Externally, the property benefits from a low-maintenance front garden, while the enclosed rear garden has also been designed with ease of maintenance in mind.

Ideally positioned just off Anlaby Road, the property is well placed for access to Hull Royal Infirmary, a range of local amenities and excellent transport links, with easy access to and from Hull city centre.

A refurbished two-bedroom home offered with no onward chain and ready to move straight into.

The Accommodation Comprises

Front External



Ground Floor

Entrance
With double glazed front door

Hallway
Central heating radiator

Lounge 10'9 x 10'7 (3.28m x 3.23m)



Upvc double glazed window and central heating radiator - open plan to dining room

Dining Room 14'0 max narrows to 10'11 x 11'1 (4.27m max narrows to 3.33m x 3.38m)



Upvc double glazed window and central heating radiator. Under stairs store cupboard and laminate flooring

Kitchen 8'11 x 8'6 (2.72m x 2.59m)



With modern floor and eye level units and complimentary work surfaces above and splash back tiling. Oven/Hob and hood above. Upvc double glazed window and door.

First Floor

Landing
Split level landing with loft hatch

Bedroom One 12'10 x 10'8 (3.91m x 3.25m)



Full width room with two Upvc double glazed windows and central heating radiator

Bedroom Two 11'2 x 8'9 (3.40m x 2.67m)



Laminate flooring, Upvc double glazed an central heating radiator

Bathroom



Upvc double glazed window, central heating radiator, panelled bath, low flush W.C. and vanity sink.

External



Low maintenance front garden. The rear garden is also low maintenance by design and enclosed to the boundary.

EPC Rating

EPC rating - D

Tenure

This property is Freehold.

Council Tax

Council Tax band - A
Local Authority - Kingston Upon Hull

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

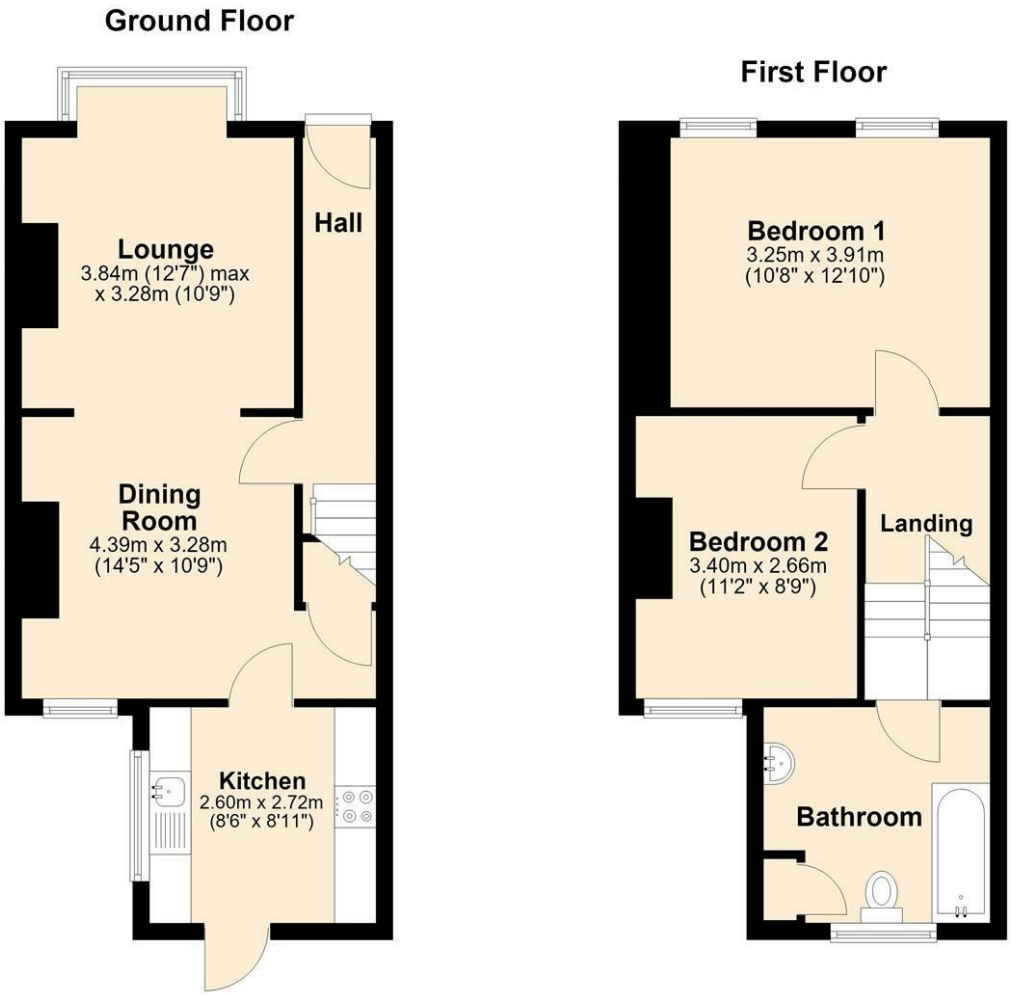
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per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

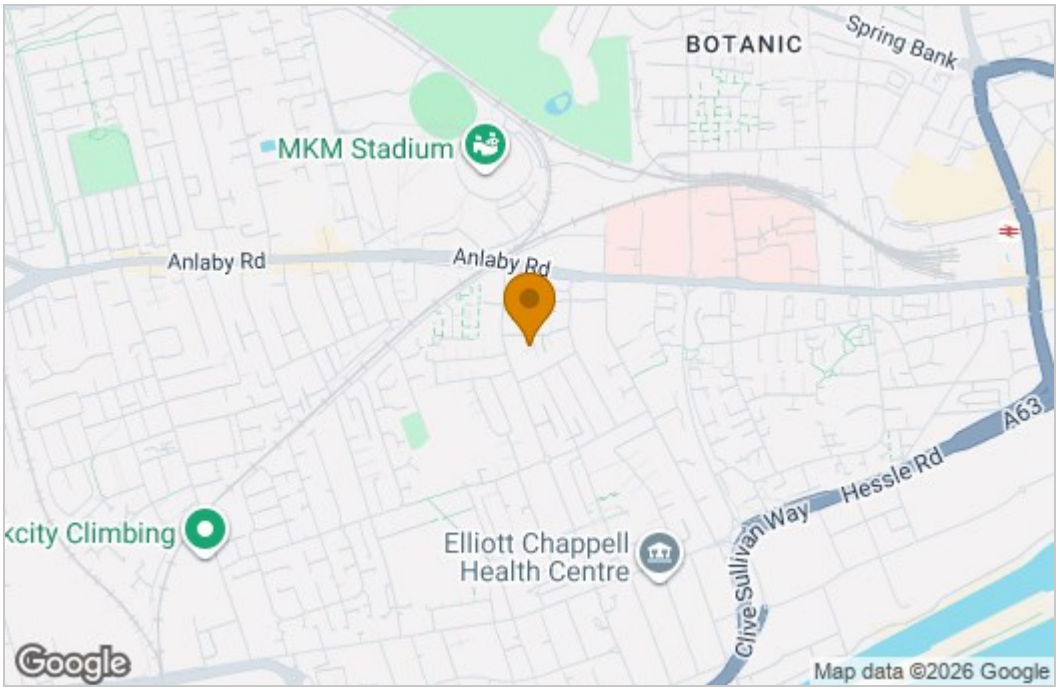
Material Information

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 - No

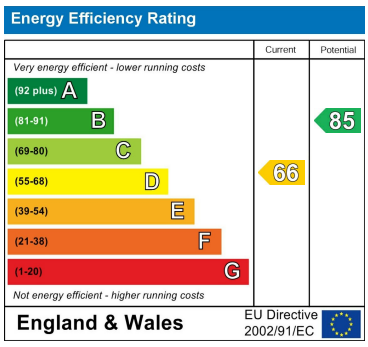
Floor Plan

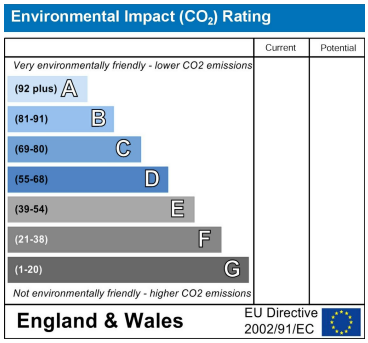


Area Map



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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