

# Whitakers

Estate Agents



## 51 Aberdeen Street, Hull, HU9 3JS

**£135,000**

LOCATED IN A HIGHLY SOUGHT-AFTER AREA OF EAST HULL, THIS PROPERTY BENEFITS FROM CLOSE PROXIMITY TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS ALONG HOLDERNESS ROAD.

OFFERING GENEROUS LIVING SPACE THROUGHOUT, THIS HOME PRESENTS EXCEPTIONAL POTENTIAL FOR A GROWING FAMILY. THE PROPERTY FEATURES THREE SPACIOUS DOUBLE BEDROOMS, ALONG WITH A CONVERTED LOFT SPACE CURRENTLY UTILIZED AS AN ADDITIONAL ROOM, PROVIDING FLEXIBLE ACCOMMODATION.

THE HOME ALSO BOASTS A WELL-PROPORTIONED FITTED KITCHEN, A SUN ROOM, AND AN OPEN-PLAN LIVING AND DINING AREA—PERFECT FOR BOTH EVERYDAY LIVING AND ENTERTAINING.

THIS PROPERTY IS NOT SHORT ON SPACE AND OFFERS FANTASTIC SCOPE TO CREATE A WONDERFUL FAMILY HOME.

EARLY VIEWINGS ARE HIGHLY RECOMMENDED!

### Entrance Hall

Laminate flooring with a double glazed door and a radiator, leading to:

Lounge/Diner 10'2" x 11'4" & 12'7" x 11'6" (3.11 x 3.46 & 3.86 x 3.51)



Laminate flooring throughout with a UPVC window to the front and rear aspect, with a radiator. Leads to the kitchen.

Fitted Kitchen 13'8" x 9'3" (4.19 x 2.82)



Well proportioned fitted kitchen, with tiled flooring, a wide range of floor and wall units, offering plenty of storage space. A UPVC window to the side aspect, a stainless steel sink and integrated gas hob.

Sun Room 6'9" x 6'3" (2.06 x 1.93)



Brick built sun room to the rear of the property, leading to a downstairs shower room. This room could be utilised as an additional living space, or a separate utility room.

### Downstairs Shower Room



Conveniently placed downstairs shower room, with tile flooring, a low level WC, heated towel rail, and a shower with an independent closure. This room also comprises a UPVC window to the rear aspect.

Bedroom 1 10'3" x 12'0" (3.14 x 3.66)



Well presented master bedroom, with fitted wardrobes. Comprises carpeted flooring with a UPVC window to the front aspect.

Bedroom 2 12'7" x 11'3" (3.86 x 3.43)



Laminate flooring, with a UPVC window to the rear aspect and a radiator.

### Bedroom 3 8'3" x 9'3" (2.54 x 2.82)



Laminate flooring with a UPVC window to the rear aspect and a radiator.

### Bathroom



Tiled flooring with fully tiled walls. Comprises a wood panelled bath, with a low level wc and a pedestal sink, a heated towel rail, and a UPVC window to the side aspect.

### Loft Space 10'9" x 12'2" (3.28 x 3.73)



Laminate flooring, with velux style windows to the front and rear of the property, and a radiator.

### Gardens

Well proportioned, low maintenance rear garden, well presented, with access from the side alley.

EPC

Council Tax  
Hull City Council Tax band A

Tenure  
Freehold

### 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 under tile roof  
Conservation Area - no  
Flood Risk - low  
Mobile Coverage/Signal - EE/ Vodafone/Three/O2  
Broadband - Ultrafast 10000 Mbps  
Coastal Erosion - no  
Coalfield or Mining Area - no  
Planning - no

### Whitakers Estate Agent Declaration:

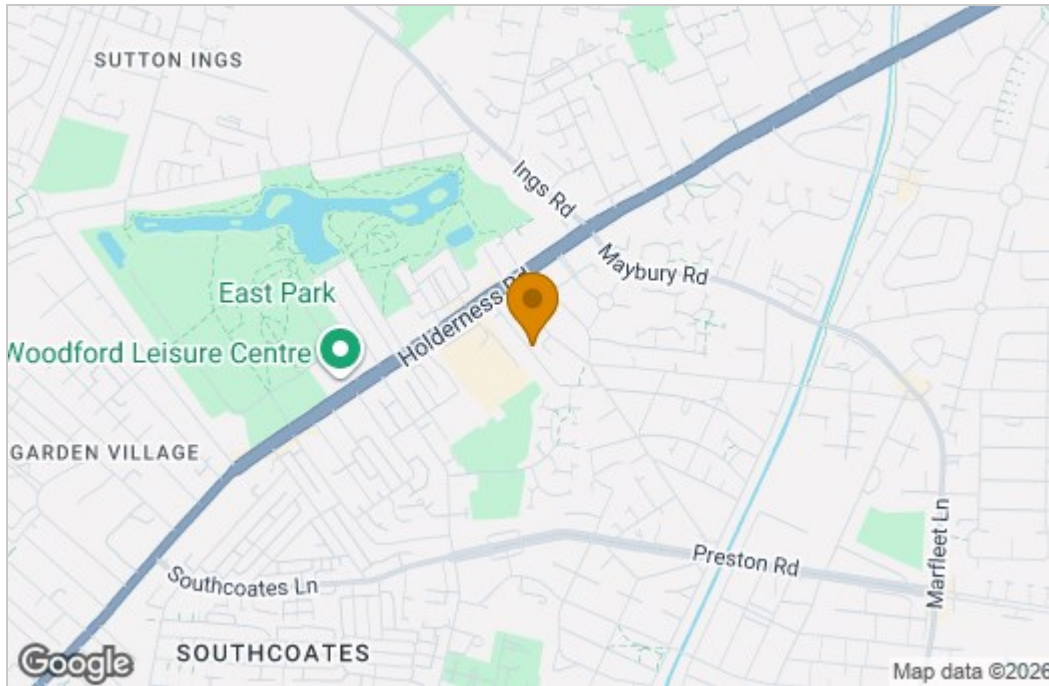
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

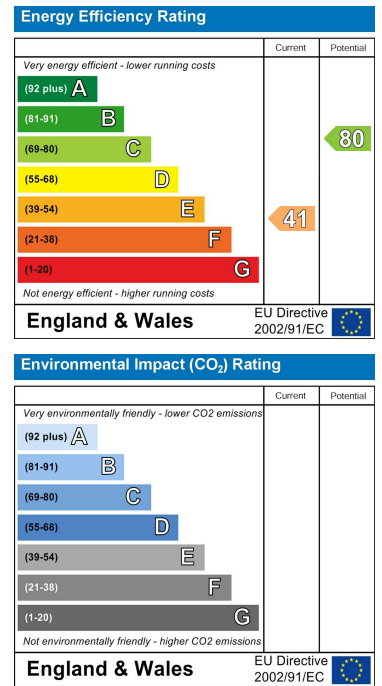


Total area: approx. 113.3 sq. metres (1219.8 sq. feet)

# 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.