

# Whitakers

Estate Agents



**9 Lee Street, Hull, HU8 8NH**

**Asking Price £110,000**

AN EXCELLENT OPPORTUNITY FOR THE FIRST TIME BUYER, THIS TRADITIONAL STYLE MID TERRACE HOUSE IS SITUATED HANDILY FOR ALL OF THE SHOPPING AND LEISURE AMENITIES THAT HOLDERNES ROAD HAS TO OFFER AND JUST A STROLL TO WONDERFUL EAST PARK.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, BATHROOM AND TWO BEDROOMS OF GOOD PROPORTION AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WELL WORTH INTERNAL INSPECTION, APPOINTMENTS IN ORDER TO VIEW ARE WELCOME

## Entrance Hall



With a radiator and staircase off.

Lounge 12'0" x 11'6" (3.68 x 3.51)



Window to the front aspect, a radiator, feature fire place and a feature archway giving access to;

Dining Room 11'10" x 12'0" (3.63 x 3.67)



Window to the rear aspect, useful under stairs storage cupboard and a radiator

Kitchen 12'5" x 7'10" (3.80 x 2.40)



A range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit. Window to the side aspect, a radiator, plumbing for an automatic washing machine and a tiled floor

## Bathroom



A suite to comprise a corner panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls and a radiator

Bedroom One 12'0" x 15'1" (3.66 x 4.60)



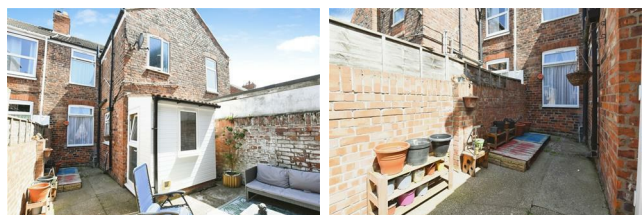
Two windows to the front aspect allowing plenty of natural light and a radiator.

Bedroom Two 11'11" x 9'9" (3.65 x 2.98)



Window to the rear aspect and a radiator.

## Outside



The front of the property abuts the street and to the rear is an enclosed yard with pedestrian access

Council Tax  
Hull City Council tax band A

Tenure  
Freehold

## EPC

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 tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 18 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

#### 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

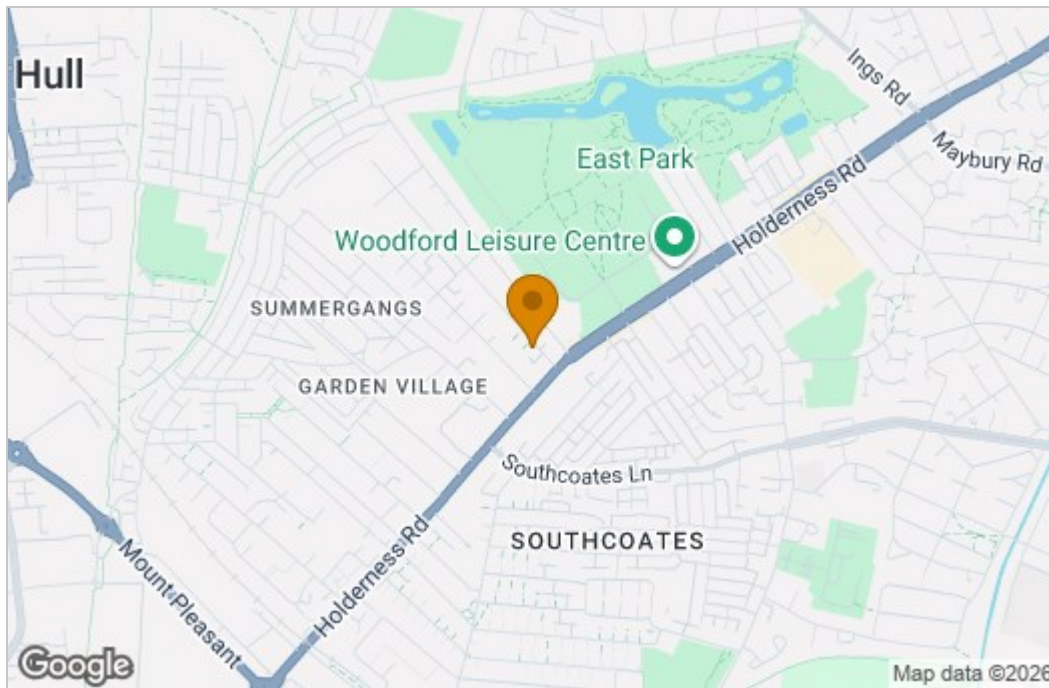
permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of 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.

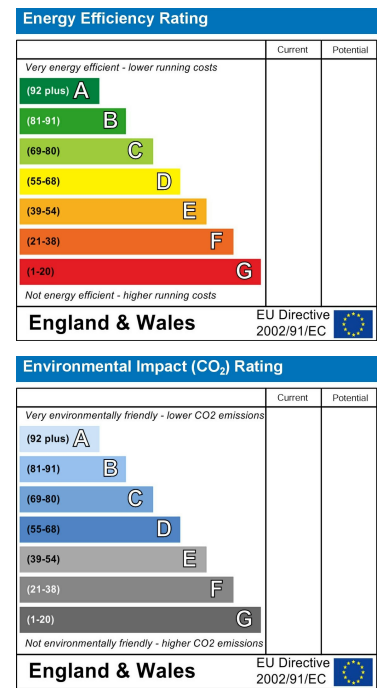
# Floor Plan



# Area Map



# Energy Efficiency Graph



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