

# Whitakers

Estate Agents



## 5 Kirk Dale Gardens, Exmouth Street, Hull, HU5 2HE

**£90,000**

Ideal for first-time buyers or investors, this two-bedroom property offers excellent value at £90,000. Briefly comprising an entrance hall, open-plan lounge/dining room, fitted kitchen and adjoining rear lobby leading to the bathroom. To the first floor are two double bedrooms.

Externally, the property benefits from enclosed, low-maintenance paved gardens to both the front and rear, providing private outdoor space without the upkeep.

Situated in a convenient residential location close to local amenities and transport links, the property offers strong rental potential and an affordable step onto the property ladder. Early viewing is highly recommended.

The accommodation comprises

Ground floor

Hall

UPVC double glazed window, and laminate flooring.

Open plan lounge / dining room



Lounge 10'0" x 10'8" maximum (3.06 x 3.26 maximum )



UPVC double glazed back window, central heating radiator, and laminate flooring.

Dining room 11'1" x 10'7" (3.38 x 3.25 )



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

Kitchen 8'1" x 8'6" (2.47 x 2.61 )

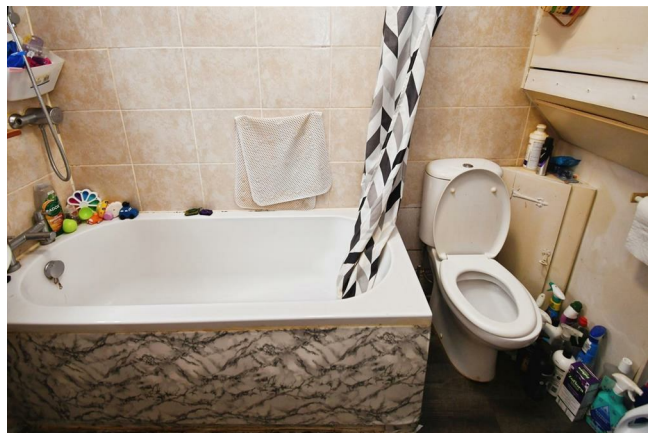


UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Rear lobby

UPVC double glazed door, built-in storage cupboard, and vinyl flooring. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 11'0" x 11'10" (3.06 x 3.63 )



UPVC flume glazed window, central heating radiator, fitted wardrobes, and laminate flooring.

Bedroom two 11'3" x 8'9" (3.45 x 2.67 )



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

External



Externally, the property benefits from enclosed, low-maintenance paved gardens to both the front and rear—providing private outdoor space without the upkeep.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00060231000509

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 18 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

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.

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 silicitors to progress a sale.

# Floor Plan

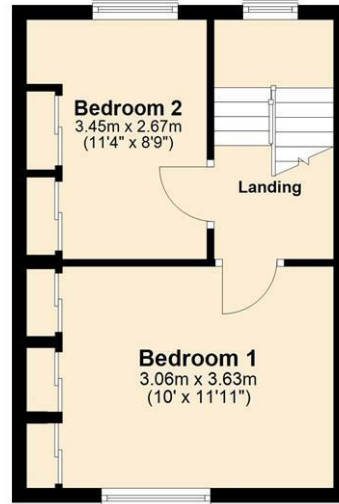
## Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



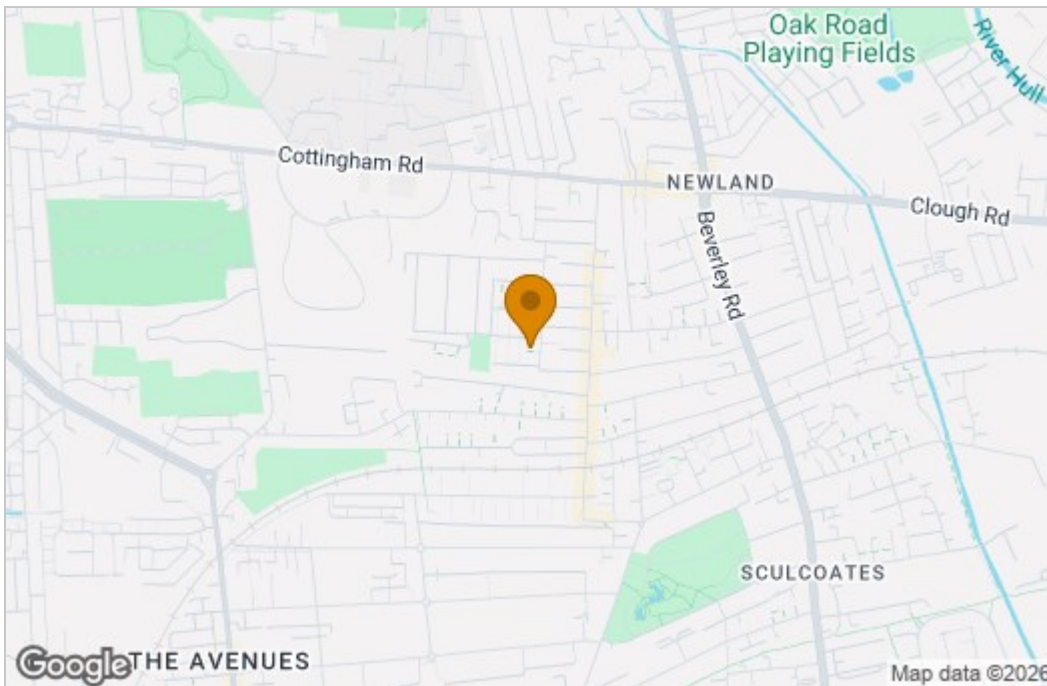
## First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.