Whitakers
Estate Agents









11 Berkshire Street, Hull, HU8 8TJ

Asking Price £65,000

THIS WELL PRESENTED 2 BEDROOM END TERRACED PROPERTY IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Well situated in a most popular area, close to the wealth of shops and amenities of Holderness Road as well as benefitting from excellent transport links around the City, this property is ideal for First Time Buyers and Investors alike!

Briefly comprising; lounge, spacious extended kitchen/diner, rear lobby and bathroom to the ground floor whilst to the first floor there are 2 double bedrooms.

With an enclosed rear yard, gas central heating and uPVC double glazing throughout, early viewing is highly recommended!

The Accommodation Comprises

Entrance
uPVC front entrance door into lounge

Lounge 12'6 x 10'11 (3.81m x 3.33m)




With uPVC bay window to front aspect, carpeted flooring, central heating radiator and fireplace with electric fire.

Dining Kitchen 13'6 x 10'10 (4.11m x 3.30m)





Fitted with a range of wall and base units, contrasting work surfaces and tiled splash backs. Stainless steel sink/drainer, connection for gas cooking appliance, plumbing for automatic washing machine, central heating radiator, vinyl flooring, uPVC window to rear aspect and stairs to first floor landing with under stair cupboard

Rear Lobby
With vinyl flooring, uPVC door to rear yard, central heating radiator and door to bathroom.

Bathroom 7'2 x 5'4 (2.18m x 1.63m)




Well appointed bathroom comprising bath with mains shower over, low flush wc and hand wash basin. Part panelled walls, central heating radiator and uPVC window.

First Floor Landing
With uPVC window to rear and carpeted flooring.

Bedroom One 9'10 x 10'11 (3.00m x 3.33m)




uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 10'4 x 8'1 (3.15m x 2.46m)



uPVC window to rear aspect, carpeted flooring, cupboard housing combi-boiler and central heating radiator.

Outside




To the rear of the property is enclosed yard with brick barbecue, perimeter walls and gate access.

Tenure
The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC rating D

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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 23 Mbps, Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - 11, Berkshire Street, Hull, HU8 8TJ
86/01219/PF | (30-07-1986)
Status: Unknown
Erection of single-storey rear extension (5.9m x 3.7m) and installation of new front bay window

Offering on a property
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 - the 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.

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.

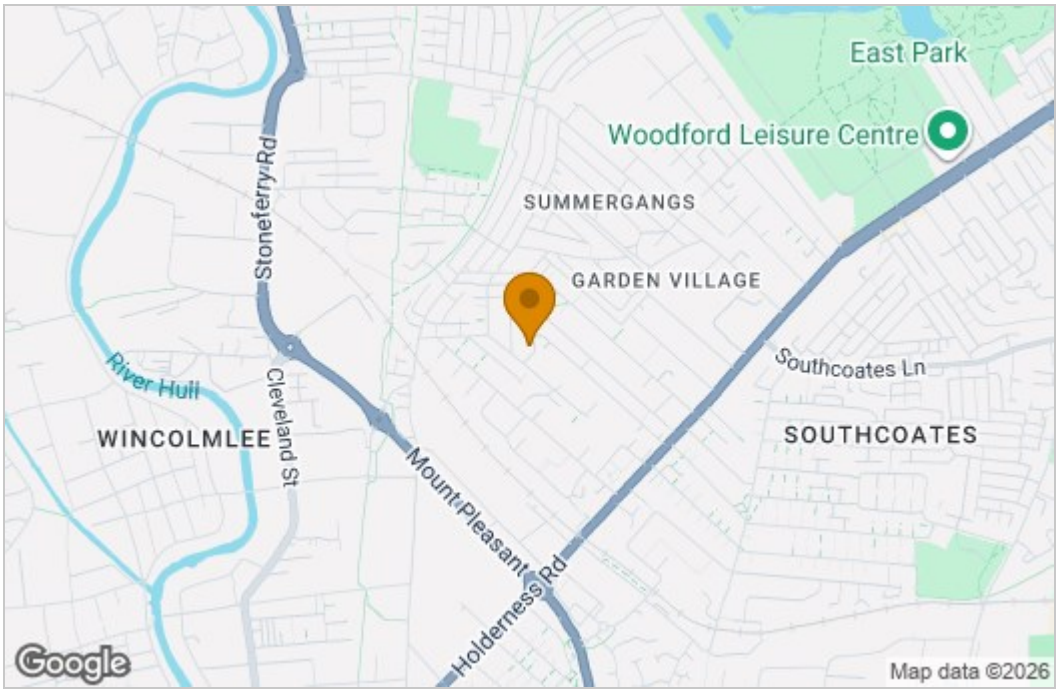
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

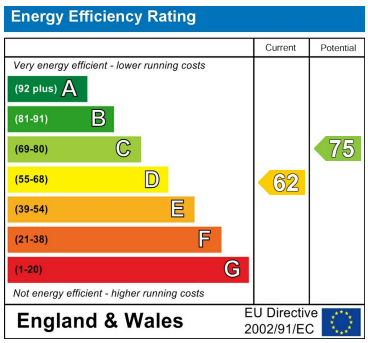
Floor Plan

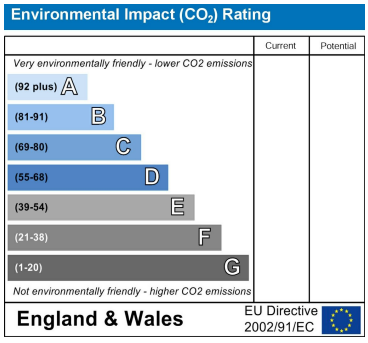


Area Map



Energy Efficiency Graph





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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