Whitakers
Estate Agents









1 Perth Street, Hull, HU5 3NL

£149,950

No Onward Chain
This immaculate end-terrace property is offered to the market with no onward chain, providing an excellent opportunity for the new owner to move straight in and enjoy from day one.

The property briefly comprises; storm porch, entrance hall, open-plan lounge/diner, modern fitted kitchen and a useful home office with adjoining utility area, which is plumbed for an automatic washing machine. To the first floor are two good-sized bedrooms, with bedroom two benefiting from fitted furniture, together with a well-appointed four-piece family bathroom suite.

Externally, the property benefits from a walled, low-maintenance garden to the front, whilst the enclosed rear garden has again been designed with ease of maintenance in mind.

Perth Street is ideally positioned just off Chanterlands Avenue, a popular residential area offering an excellent range of everyday amenities including independent shops, cafés, restaurants and local services. There are also well-regarded schools nearby, with good public transport links providing easy access to Hull city centre and surrounding areas. The property is also conveniently located for access to the University of Hull, Pearson Park and Hull Royal Infirmary, making this an appealing location for a wide range of buyers.

The Property Comprises

Ground Floor

Entrance
Storm porch

Hall
Upvc double glazed front door

Lounge 12'1 x 10'7 (3.68m x 3.23m)



Laminate flooring and a period fireplace and open fire, with a tiled inset. Upvc double glazed bay

Dining Room 12'3 x 10'7 (3.73m x 3.23m)





Laminate flooring, central heating radiator and Upvc double glazed window. Understairs store cupboard.

Kitchen 12'6 x 8'11 (3.81m x 2.72m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Vertical central heating radiator and Upvc double glazed window.

Office 10'10 x 8'3 (3.30m x 2.51m)
Laminate flooring, built in store cupboard currently used as utility and Upvc double glazed French doors to the garden

First Floor

Landing
Split level landing with loft hatch

Bedroom One 13'11 x 10'7 (4.24m x 3.23m)



Laminate flooring, central heating radiator and Upvc double glazed windows

Bedroom Two 12'3 x 8'6 (3.73m x 2.59m)



Fitted wardrobe, Upvc double glazed window and central heating radiator

Bathroom 12'6 x 9'2 (3.81m x 2.79m)



With a tiled floor and half tiled walls, freestanding claw foot bath, pedestal sink, walk in shower enclosure with mixer shower above and two Upvc double glazed windows.

External



Walled low maintenance front garden. The rear garden is low maintenance by design with artificial grass and a paved patio seating area

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.

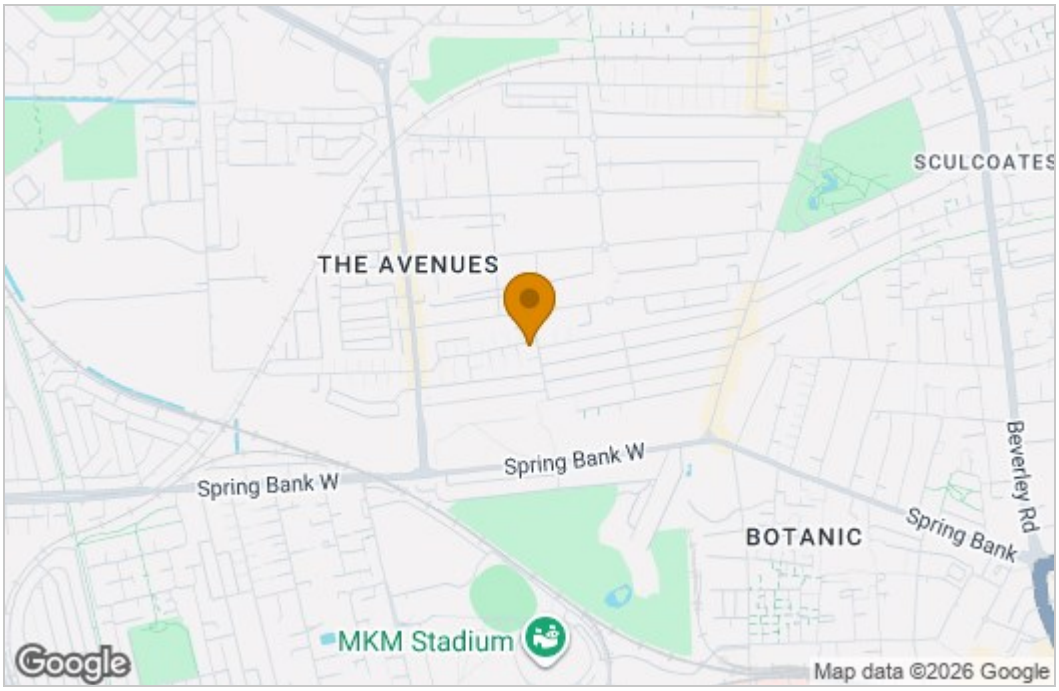
Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 14 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - No

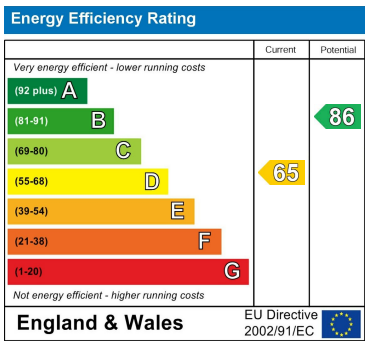
Floor Plan

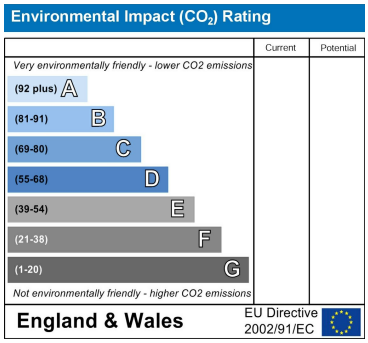


Area Map



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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