Whitakers
Estate Agents









42 Mersey Street, Hull, HU8 8SG

Offers Around £144,950

A MUST VIEW FOR THE GROWING FAMILY UNIT LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM

LARGER THAN ITS KERBSIDE APPEARANCE WOULD SUGGEST, THIS TRADTIONAL STYLE MID TERRACE PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM WITH ATTRACTIVE SOLID FUEL BURNER, BREAKFAST ROOM, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS, A BATHROOM WITH SUITE AND SEPARATE SHOWER ENCLOSURE AND A FIXED STAIRCASE TO A LOFT AREA. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY ENJOYS A PLEASANT ENCLOSED REAR GARDEN AND IS SITUATED JUST A STROLL AWAY FROM THE FABULOUS SHOPPING, LEISURE, AND EDUCATIONAL AMENITEIS THAT HOLDERNESS ROAD HAS TO OFFER.
WELL PRESENTED IN "MOVE INTO" CONDITION, APPOINTMENTS TO VIEW ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

Entrance Hall
With staircase off and giving access to:

Lounge



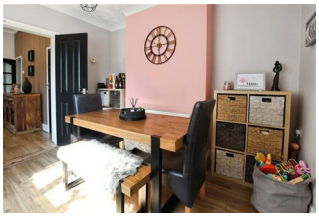

An angled bay window to the front aspect, laminate flooring, a radiator and double doors give access to :

Dining Room




Laminate flooring continues, a radiator, useful under stairs storage cupboard and there is a feature fire place incorporating an attractive solid fuel burner.

Breakfast Room

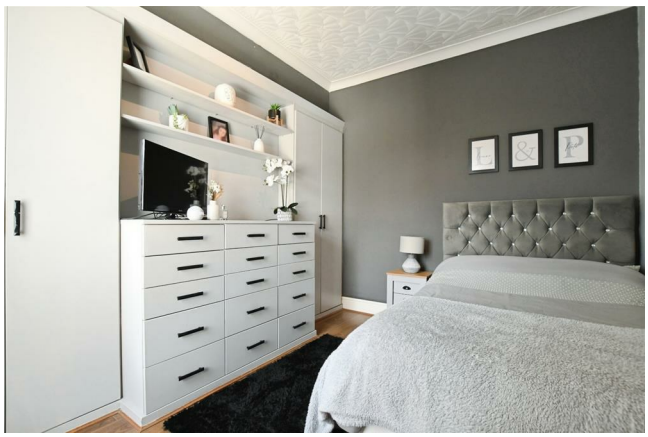
Window to the side aspect, laminate flooring, a radiator and opens to :

Kitchen




A good range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic sink unit with mixer tap and there is a matching breakfast bar. Tiled walls and floor, windows to the side and rear aspects, plumbing for an automatic washing machine and integrated appliances include an gas oven, four ring gas hob and an over head extractor canopy

Bedroom One



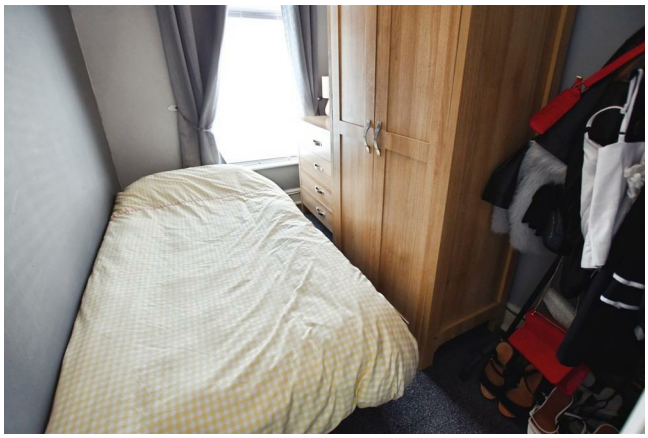
Window to the front aspect, laminate flooring and a radiator.

Bedroom Two



Window to the rear aspect, laminate flooring, built in wardrobes and a radiator.

Bedroom Three



Window to the front aspect.

Bathroom




Nice and spacious, having a white suite to comprise panelled bath, wash hand basin and a low level wc unit.. There is a chrome heated towel rail, two built in storage cupboards and an electric shower unit within an independent enclosure.

Loft Area




Accessible via a fixed staircase from the landing and having a "Velux" style window, a radiator and void storage.

Garden





There is a forecourt and to the rear of the property, via a side pedestrian access , an attractive enclosed garden laid mainly to artificial lawn.

Council Tax

Hull City Council tax band A

EPC

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.

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.

Material Information:

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE/Vodafone/O2/Three
Broadband - Basic 20 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Offering on a property

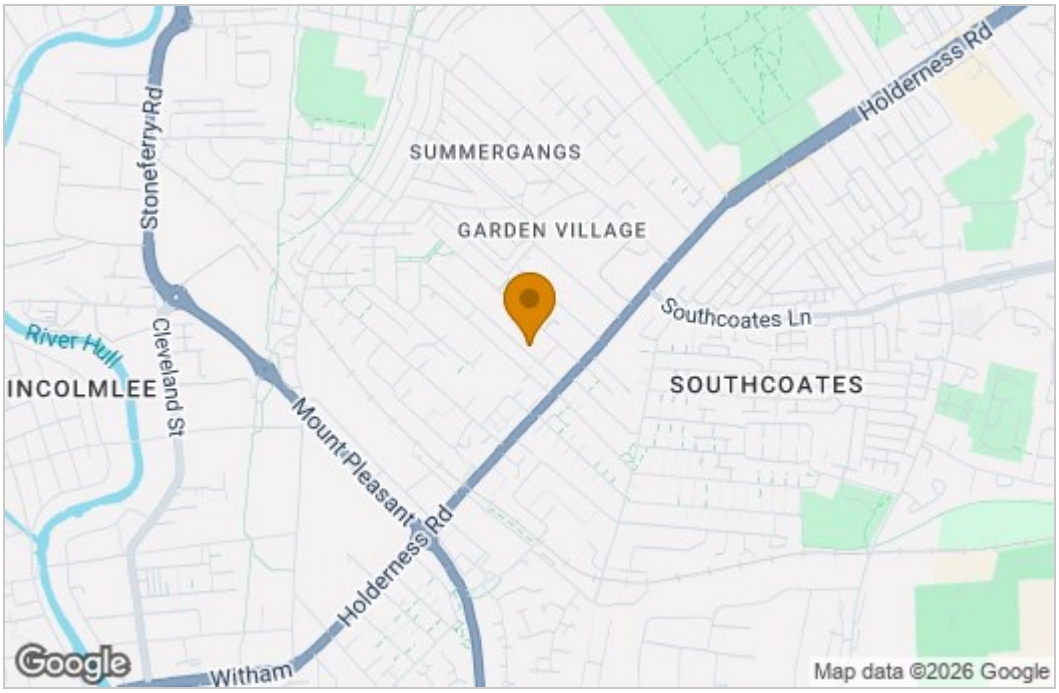
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

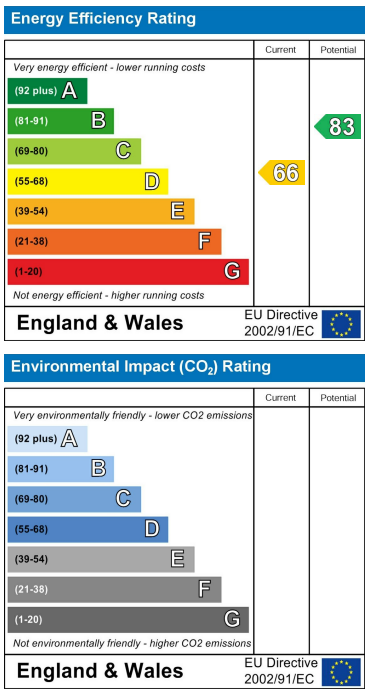
Floor Plan



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk