Whitakers
Estate Agents









17 Curzon Street, Hull, HU3 6PH

£110,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this traditional end-terrace property, conveniently located between the well-connected Anlaby Road and Spring Bank West. The property has recently been refurbished throughout and, as such, is offered to the market in move-straight-into condition.

Upon entry through the porch, the resident is greeted by a welcoming hallway that leads through to an open-plan lounge / dining room with an adjoining kitchen extension. A fixed staircase rises to the first floor, which features two double bedrooms and a bathroom furnished with a four-piece suite.

Externally to the front approach, there is a gravelled garden enclosed by brick walling and wrought iron fencing. A shared side passage leads to a gate that opens onto a neatly maintained rear garden, which is predominantly gravelled and complemented by a partly sheltered patio seating area.

Taken together, the accommodation on offer would suit a wide range of buyers, including first-time purchasers and young families seeking a starter home, as well as investors looking to add a ready-to-let property to their portfolio.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with brick walling and wrought iron fencing to the surround.

Ground floor

Porch
UPVC double glazed door and windows, and laminate flooring. Wooden glazed door opening to :

Hallway
Central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 13'5" x 10'3" (4.10 x 3.13)





UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth with wooden surround, and laminate flooring.

Dining room 12'9" x 10'3" (3.90 x 3.13)



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

Kitchen / dining room extension

Kitchen 8'9" x 8'7" (2.69 x 2.63)





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.

Dining area 10'2" x 8'7" (3.12 x 2.63)



UPVC double glazed window, central heating radiator, under stairs and built-in storage cupboards, and laminate flooring.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'4" x 14'1" (3.47 x 4.30)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 13'0" x 8'9" maximum (3.98 x 2.68 maximum)



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

Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, and partly tiled to splashback areas with cushion effect laminate flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external



A shared side passage leads to a gate that opens to a neatly maintained rear garden which is gravelled and complimented with a partly sheltered patio.

Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00040140001702
Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Ver low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 10 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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.

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.

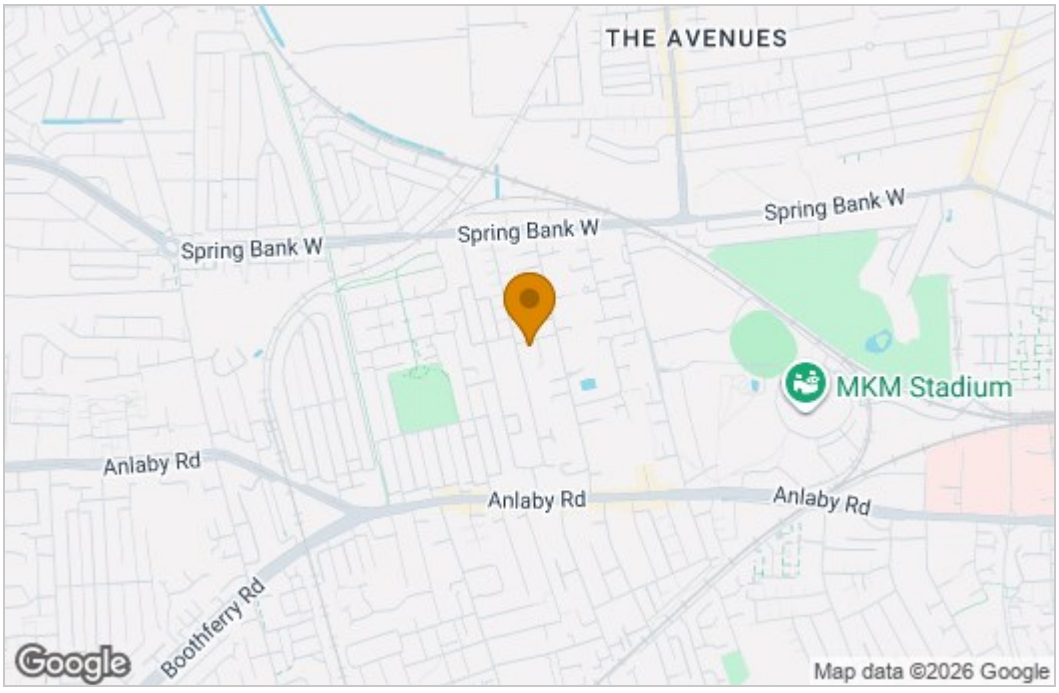
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

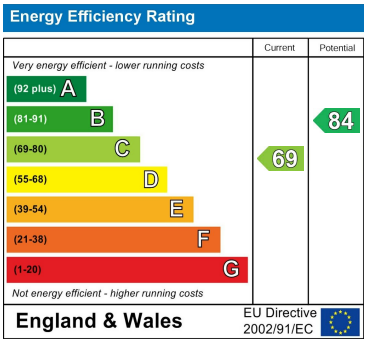


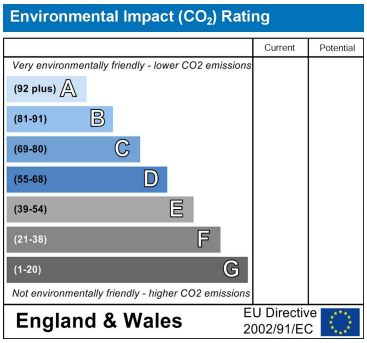
Total area: approx. 87.0 sq. metres (936.9 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk