

Whitakers

Estate Agents



35 Jalland Street

, Hull, HU8 8RA

Guide Price £105,000



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Entrance

Via a Upvc double glazed door

Entrance Hall

With the stairs to the 1st floor and solid wood flooring, a radiator and storage cupboard.

Lounge/Dining Room

22'9" x 20'9" (6.956 x 6.345)

With a Upvc double glazed bay window to the front aspect, two radiators and two ornate fireplaces.

Kitchen/Dining

17'7" x 10'6" (5.368 x 3.222)

With a range of base and wall units with contrasting work surfaces over, and brick effect tile splash backs, a copper style oven and hob, plumbing for an automatic washing machine, a Upvc double glazed window to the side aspect and French doors leading out to the rear garden, a radiator.

Stairs to the 1st floor

With split level and access to the 3rd floor

Bedroom One

14'2" x 13'6" (4.325 x 4.118)

With a Upvc double glazed bay window to the front aspect, a radiator and solid wood flooring.

Bedroom Two

12'11" x 11'2" (3.95 x 3.42)

With a Upvc double glazed window to the rear aspect, a radiator

Bedroom Three

12'0" x 9'10" (3.666 x 3.002)

The third bedroom has a Upvc double glazed window to the rear aspect, a radiator.

Bathroom

The bathroom has a panel bath with thermostatic shower, a low level wc and a pedestal wash hand basin, a Upvc double glazed window to the side aspect, partial tiled walls

Stairs to the 2nd floor

The stairs to the 2nd floor has a split level.

Usable Loft Room

18'6" x 13'5" (5.64m x 4.111)

The usable loft/ bedroom has a radiator and a velux window

Outside

To the front of the house there is a courtyard with low level brick wall boundary.

To the rear of the house there is a generous size sunny garden of low maintenance with split level seating areas, the garden has high level timber fence boundaries

Additional Notes

Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

We are legally obligated 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 and the Vendor and Buyer.

Disclaimer

Whitakers Estate Agents for themselves and for the

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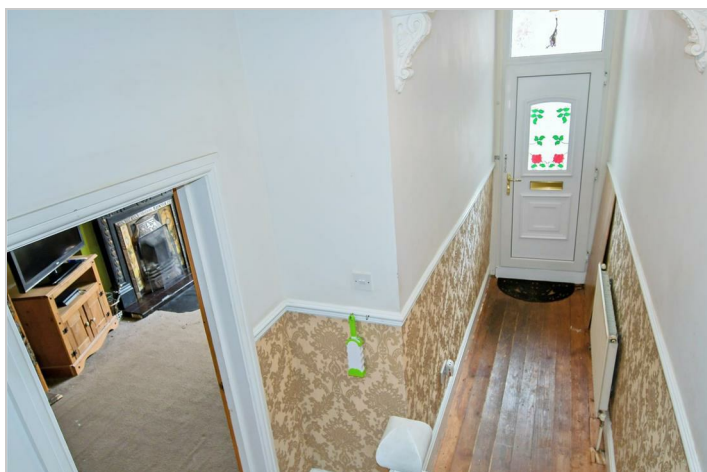
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Valuations

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.

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.



Road Map



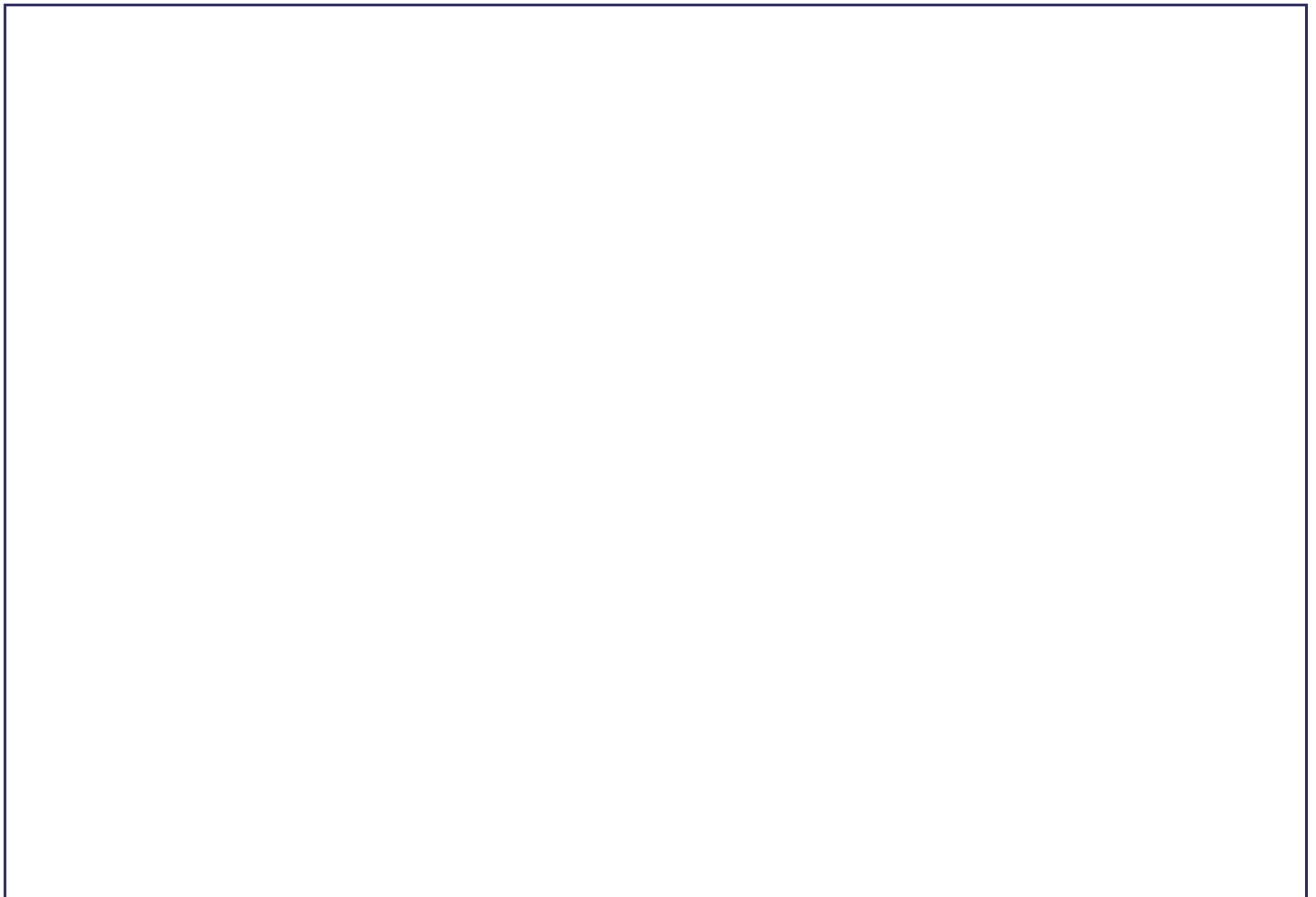
Hybrid Map



Terrain Map



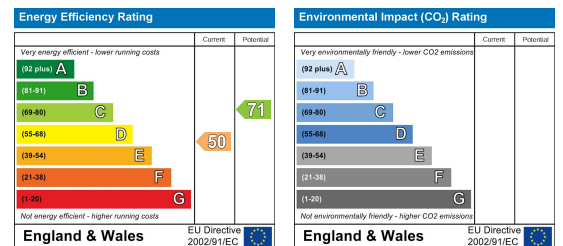
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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