

Whitakers

Estate Agents



5 South View

Sherburn Street, Hull, HU9 2LE

Price Guide £82,000



5 South View

Sherburn Street, Hull, HU9 2LE

Price Guide £82,000



Entrance

Via a Upvc double glazed door

Entrance Hall

With wood effect floor and radiator, the stairs to the 1st floor

Lounge

14'7" x 11'11" (4.448 x 3.642)

Spacious, fresh décor and with a Upvc double glazed bay window to the front aspect and wood effect flooring, fireplace with inset flame gas fire.

Kitchen/Dining Room

12'11" x 15'2" (3.949 x 4.637)

The very spacious kitchen/dining room has a range of base and wall units with contrasting work surfaces over, an electric oven with four ring gas hob, ample space for a fridge freezer and plumbing for an automatic washing machine, a Upvc double glazed window to the rear aspect and a radiator , storage cupboard and a Upvc double glazed door to the rear aspect leading out to the rear courtyard.

Stairs to the 1st floor

With a Upvc double glazed window to the rear aspect, and the stairs to the 2nd floor

Bedroom One

15'5" x 12'4" (4.708 x 3.768)

Spacious, fresh décor, the bedroom has a Upvc double glazed window to the front aspect, a radiator

Bedroom Two

11'10" x 6'2" (3.615 x 1.880)

The bedroom has carpet flooring, a radiator and a window

Bathroom

5'11" x 11'1" (1.806 x 3.381)

The huge bathroo has a panel bath with thermostatic shower, the boiler (2017)in situ and a low level wc, a pedestal wash hand basin , a storage cupboard and a glazed window to the rear aspect, a tiled floor and partial tiled walls.

Stairs To the 2nd Floor

Leading to the usable loft space

Usable Loft Space

16'10" x 15'4" (5.135 x 4.674)

The usable loft has a glazed window to the front aspect, two radiators and ample storage via the eaves.

Outside

To the front of the house there is a garden of low maintenance with gravel with low level timber fence boundary.

To the rear of the house there is a large courtyard/garden which attracts the sun, high level brick wall boundary, and raised flower beds, low maintenance

Disclaimer

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Agents Notes

Services, fittings and 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.

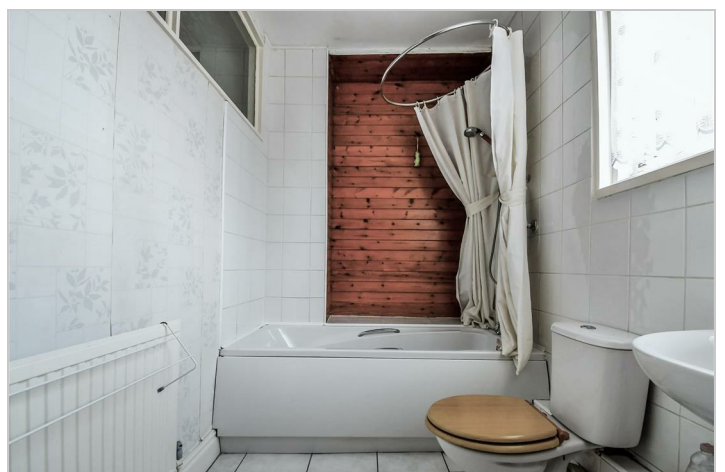
Valuations

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.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

First Floor **Second Floor** **Third Floor**

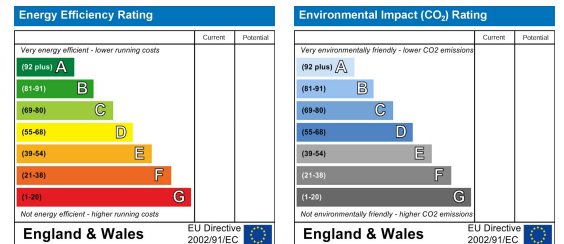
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.