Whitakers
Estate Agents









40 Morpeth Street, Hull, HU3 1RG

£140,000

Introducing this greatly extended traditional property which includes an over-structure extension to create a covered terrace, and is ideally paced to enjoy a wealth of local amenities, and transport links that provide easy access to the Hull City Centre.

Externally to the front approach, the property directly overlooks Morpeth Street. A first floor side extension provides a sheltered area which the resident uses to access the property.

Upon entering, the resident steps into the lounge that follows to a dining room, currently used as a bedroom, and fitted kitchen extension.

A fixed staircase rises to the first floor which boasts two fitted bedrooms, a good third bedroom, and a bathroom furnished with a five-piece suite.

French doors in the kitchen open onto a wooden decking seating area that overlooks the enclosed rear garden - partly laid to lawn, and complimented with a paved seating area. The residence also benefits from having a workshop, and a detached brick-built gardening room.

The accommodation comprises

Front external




Externally to the front approach, the property directly overlooks Morpeth Street. A first floor side extension provides a sheltered area which the resident uses to access the property.

Ground floor

Lounge 12'7" x 12'10" (3.86 x 3.93)




UPVC double glazed door, feature window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Dining room 13'0" x 11'10" (3.98 x 3.62)



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

Kitchen 12'8" x 12'7" (3.87 x 3.84)




UPVC double glazed French doors and window, central heating radiator, and tiled 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.

First floor

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

Bedroom one 12'11" x 12'0" (3.95 x 3.66)



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

Bedroom two 12'11" x 12'11" (3.95 x 3.95)



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

Bedroom three 11'11" x 8'1" (3.65 x 2.47)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a five-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with electric shower, bidet with mixer tap, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the kitchen open onto a wooden decking seating area that overlooks the enclosed rear garden - partly laid to lawn, and complimented with a paved seating area.

Outside W.C.

UPVC double glazed door, and fully tiled. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Workshop and gardening room



The residence also benefits from having a workshop, and a detached brick-built gardening room.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0009004600400B
Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

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

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 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.

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 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.

Floor Plan



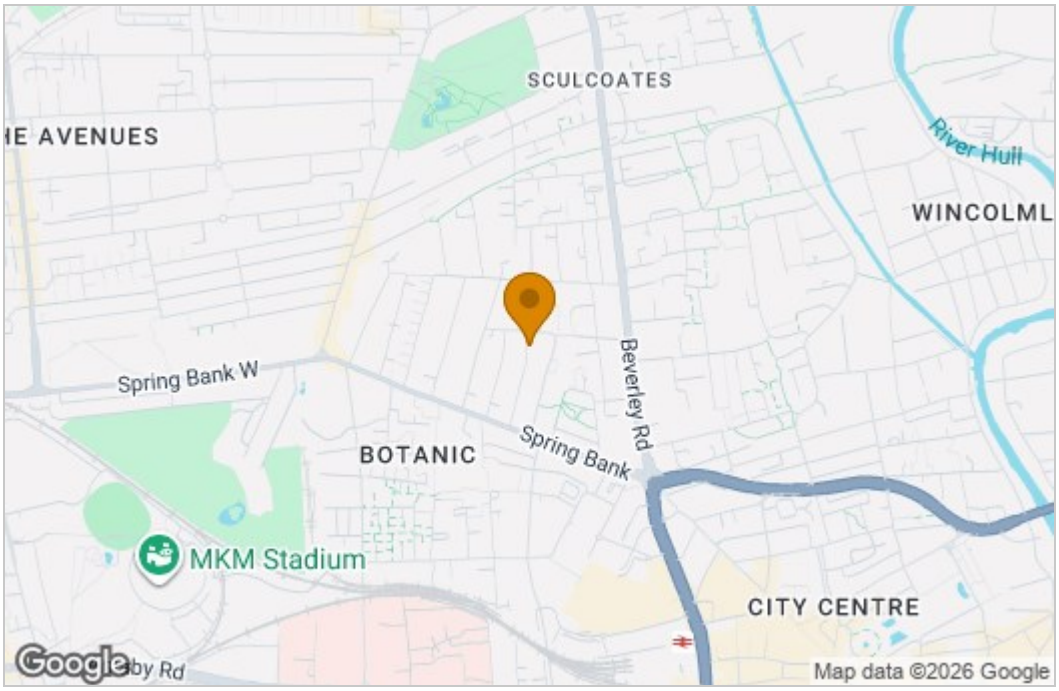
Ground Floor
Floor area 83.0 sq.m. (893 sq.ft.)

First Floor
Floor area 56.0 sq.m. (603 sq.ft.)

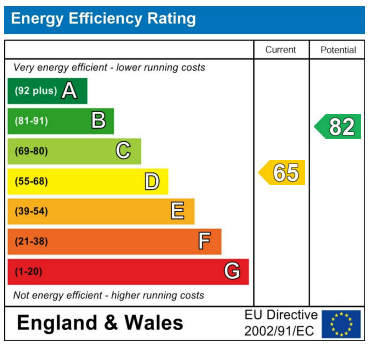
Total floor area: 139.0 sq.m. (1,496 sq.ft.)

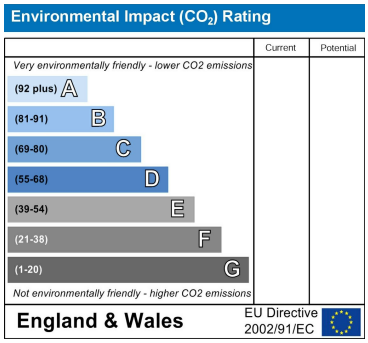
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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