Whitakers
Estate Agents










# 90 Blenheim Street, Hull, HU5 3PS

## £180,000

Whitakers Estate Agents are pleased to introduce this traditional mid-terraced period property, thoughtfully enhanced by the current owners to create a deceptively spacious home that is well presented throughout. Situated within easy reach of a wealth of local amenities, well-regarded schools and excellent transport links, the property enjoys a highly convenient location while offering generous and versatile accommodation across three floors.

Upon entry, the resident is greeted by a welcoming hallway with useful under-stairs storage. The ground floor also constitutes a spacious through lounge / dining room together with a well-appointed kitchen / diner, featuring a breakfast bar, a range of integrated appliances and a feature log-burning stove.
To the first floor are three well-proportioned bedrooms, two benefiting from fitted wardrobes, together with a contemporary fully tiled shower room. A fixed staircase ascends to the second floor where a versatile loft room with useful eaves storage provides excellent additional living space.

Externally to the front aspect, the property enjoys a low-maintenance paved forecourt enclosed by wrought iron fencing with gated access, creating an attractive approach to the entrance. To the rear, an enclosed garden has been designed with ease of maintenance in mind, being laid with porcelain patio tiles and complemented by a detached garden room with power and lighting, ideal as a home office, gym or hobbies room.

Blending period charm with modern finishes, this impressive home is ideally suited to growing families, professionals or those seeking flexible living accommodation with the benefit of a versatile garden room. Early viewing is recommended.

The accommodation comprises

Front external



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Ground floor

Hallway
Composite entrance door, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge / dining room 24'4" x 6'6" (7.44 x 2.00 )



Lounge



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

Dining area



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

Kitchen / breakfast room 23'8" x 10'0" (7.22 x 3.05 )





UPVC double glazed door and windows, central heating radiator, log burner with slate hearth, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above and breakfast bar, sink with mixer tap, and a range of integrated appliances including : two ovens, hob with extractor hood above, fridge-freezer, and dishwasher.

First floor

Landing
UPVC double glazed window, fixed staircase to

the second floor, and carpeted flooring. Leading to :

Bedroom one 12'4" x 11'9" (3.77 x 3.60 )




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

Bedroom two 11'6" x 11'9" (3.52 x 3.60 )



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

Rear landing

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

Bedroom three 10'11" x 10'2" (3.34 x 3.11 )



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

Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Second floor

Loft room 11'5" x 15'7" (3.50 x 4.75 )




Two roof style windows, central heating radiator, storage in the eaves, and carpeted flooring.

Rear external




The enclosed rear garden is also low maintenance in design being paved with porcelain patio tiles, and enclosed by boundary fencing.

Garden room




UPVC double glazed French doors, and carpeted flooring. With connection to lighting and power.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00070033009003
Council Tax band - A

## EPC rating

EPC rating - D

## 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 solicitors to progress a sale.

## Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 8 Mbps / 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.

## 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.

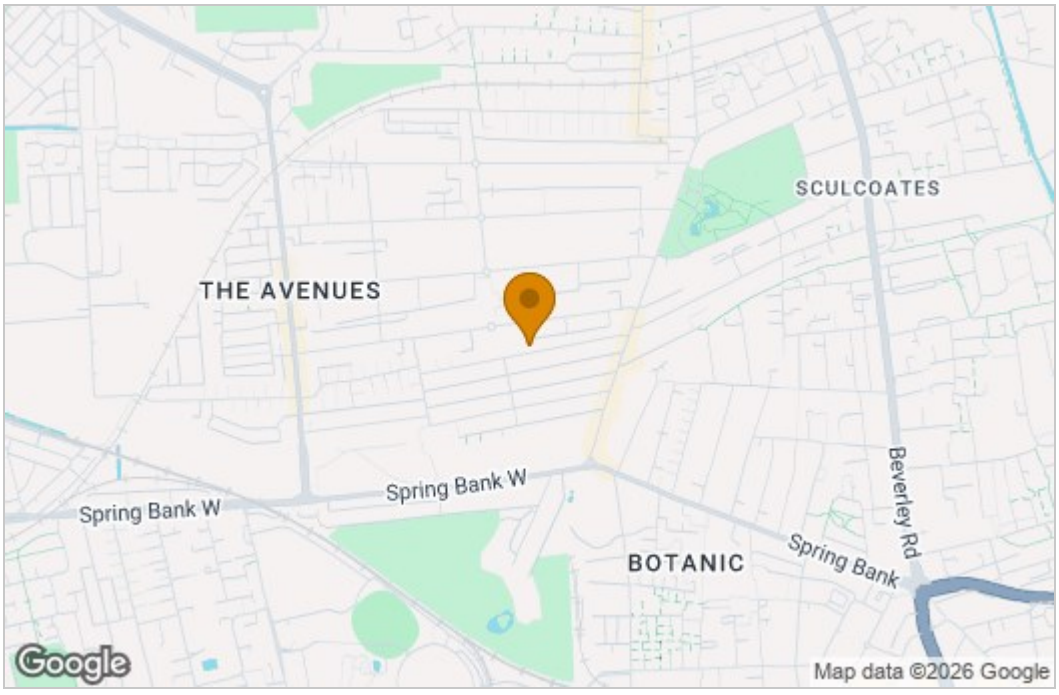
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

## Floor Plan

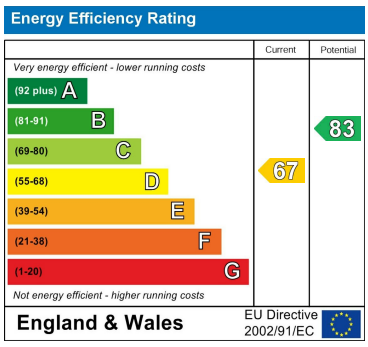


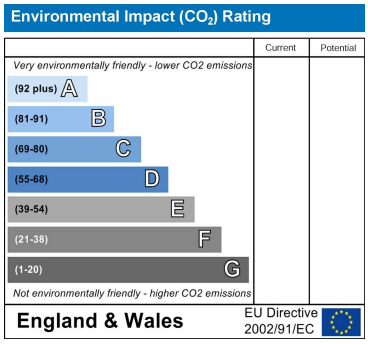

Total area: approx. 140.5 sq. metres (1512.4 sq. feet)

## 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.

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