Whitakers
Estate Agents









69 Newstead Street, Hull, HU5 3NG

£115,000

** NO ONWAR CHAIN **

Whitakers Estate Agents are pleased to introduce this recently refurbished traditional property, ideally situated to take advantage of the range of local amenities hosted along Chanterlands Avenue, along with highly accessible transport links.

Upon entry through the hallway, the resident is greeted by a bay-fronted lounge and dining room that opens into the fitted kitchen extension. A fixed staircase rises to the first floor which boasts two double bedrooms and a bathroom furnished with a three-piece suite.

Externally, the front approach features a paved forecourt with a hedge and boundary fencing to the surround. The rear garden is largely paved and enhanced with a raised planting area, while a gate in the boundary walling opens onto a pedestrian ten-foot.

Taken together, the accommodation on offer would ideally suit a first-time buyer or young family searching for a home they can comfortably move straight into upon completion. An investor wanting to increase their property portfolio may also wish to arrange a viewing.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt with a hedge and boundary fencing to the surround.

Ground floor

Hallway
Wooden glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 13'4" x 10'4" (4.08 x 3.17)



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

Dining room 10'11" x 10'4" (3.35 x 3.17)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Kitchen 9'5" x 8'1" (2.88 x 2.47)



Wooden glazed door, UPVC double glazed window, and vinyl flooring. Fitted with a range of floor of floor and eye level units, worktop 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
Carpeted flooring, and leading to :

Bedroom one 10'11" x 13'7" (3.35 x 4.15)



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

Bedroom two 10'11" x 8'5" (3.34 x 2.57)



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

Bathroom



UPVC double glazed window, central grading radiator, built-in storage cupboard, and panelled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external



The rear garden is largely paved and enhanced with a raised planting area, while a gate in the boundary walling opens onto a pedestrian ten-foot.

Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00070213006906
Council Tax band - A

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk -
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 11 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.

Agents Declaration

We 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 show 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.

The agents 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.

Free Market Appraisals / Valuations

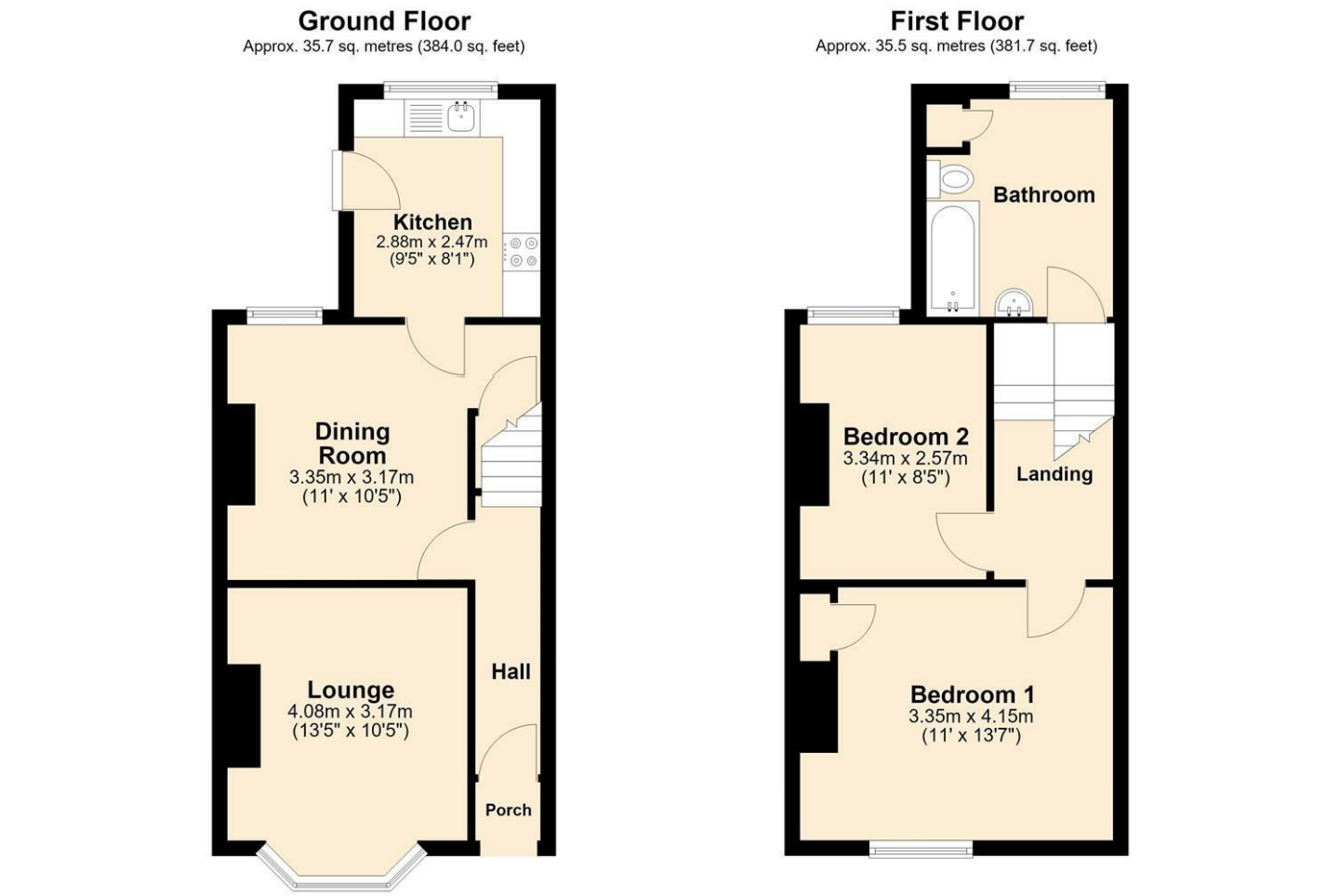
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

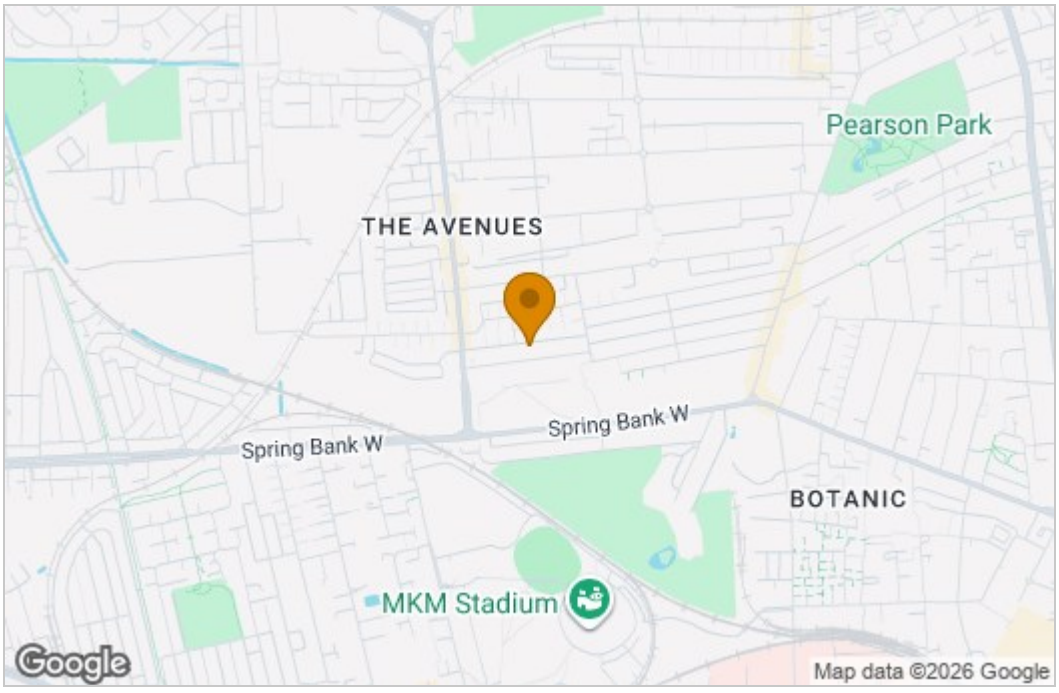
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

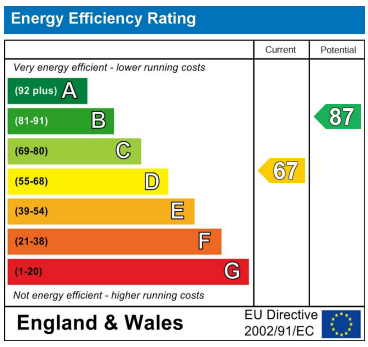


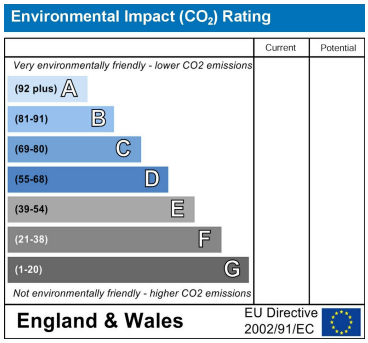
Total area: approx. 71.1 sq. metres (765.8 sq. feet)

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