Whitakers
Estate Agents









15 Alder Hey Drive, Hull, HU8 0FF

Asking Price £140,000

This SUPERB MID-TERRACED PROPERTY has been BEAUTIFULLY REFURBISHED THROUGHOUT, offering a genuine TURN-KEY OPPORTUNITY for both owner-occupiers and investors, with a POTENTIAL RENTAL YIELD OF AROUND 7%.

The property briefly comprises a welcoming entrance porch leading into a LIGHT AND AIRY LOUNGE with newly fitted carpets and feature staircase. To the first floor are TWO BEDROOMS and a modern three-piece BATHROOM.

At the heart of the home is the recently fitted OPEN-PLAN DINING/KITCHEN, with French doors opening onto the GARDEN, creating an ideal space for entertaining.

Located on this popular development, the property is close to local amenities, shopping facilities and excellent transport links into Hull and the nearby village of Sutton.

With its RECENT REFURBISHMENT, MODERN KITCHEN, GARDEN and POTENTIAL 7% RENTAL YIELD, this is an attractive opportunity for both INVESTORS and first-time buyers.

VIEWING IS HIGHLY RECOMMENDED!

Accommodation Comprising

Entrance Porch 3'8" x 3'2" (1.13 x 0.99)

A double glazed door opens into the porch, a handy space to take off your shoes as a further door opens to the lounge, welcoming you in to view this lovely property.

Lounge 12'11" x13'10" (3.96 x4.22)



A light and airy lounge with feature staircase taking you up to the first floor, recently decorated and newly fitted carpets. A double glazed window to the front elevation allowing ample light to flow through. Radiator , Door to kitchen

Lounge Feature



Dining Kitchen 12'11" x 8'4" (3.96 x 2.56)



A modern fitted kitchen with a range of high gloss units to base and walls, complimentary work surface and tiled splashbacks. Built in oven with four ring gas hob and stainless steel extractor hood above. Space and plumbing for automatic washing machine & fridge freezer. Ample room for table & chairs. Double glazed window and French doors opening out to the rear garden, creating a lovely space for entertaining family & friends. Vinyl floor covering, radiator and door to W.C.

Kitchen Only



Ground Floor W.C. 4'11" x2'9" (1.52 x0.86)



With low level W.C. and vanity wash basin.

First Floor Landing

Bedroom One 12'11" x 10'11" (3.96 x 3.34)



A light and airy double bedroom with double glazed window to front elevation, radiator and useful storage cupboard.

Bedroom Two 11'3" x 7'8" (max) (3.44 x 2.34 (max))



Double glazed window overlooking the rear garden and radiator.

Bathroom 7'10" x 7'2" (max) (2.39 x 2.20 (max))



Fitted with a three piece suite to include: panelled bath with overhead shower and glazed screen. Vanity unit housing the wash basin with useful storage below and low level W.C. radiator, tiled walls and vinyl flooring.

Outside

The enclosed rear garden is family friendly, mainly laid to lawn with attractive paving and patio area, ideal for dining "al fresco"

Allocated Parking

A private drive provides ample off road parking to the front of the property.

Gardens



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Garden to Rear House



Tenure

Tenure is Freehold

Council Tax Band

Hull City Council Tax Band B

EPC Rating

EPC rating C

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 - the 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.

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.

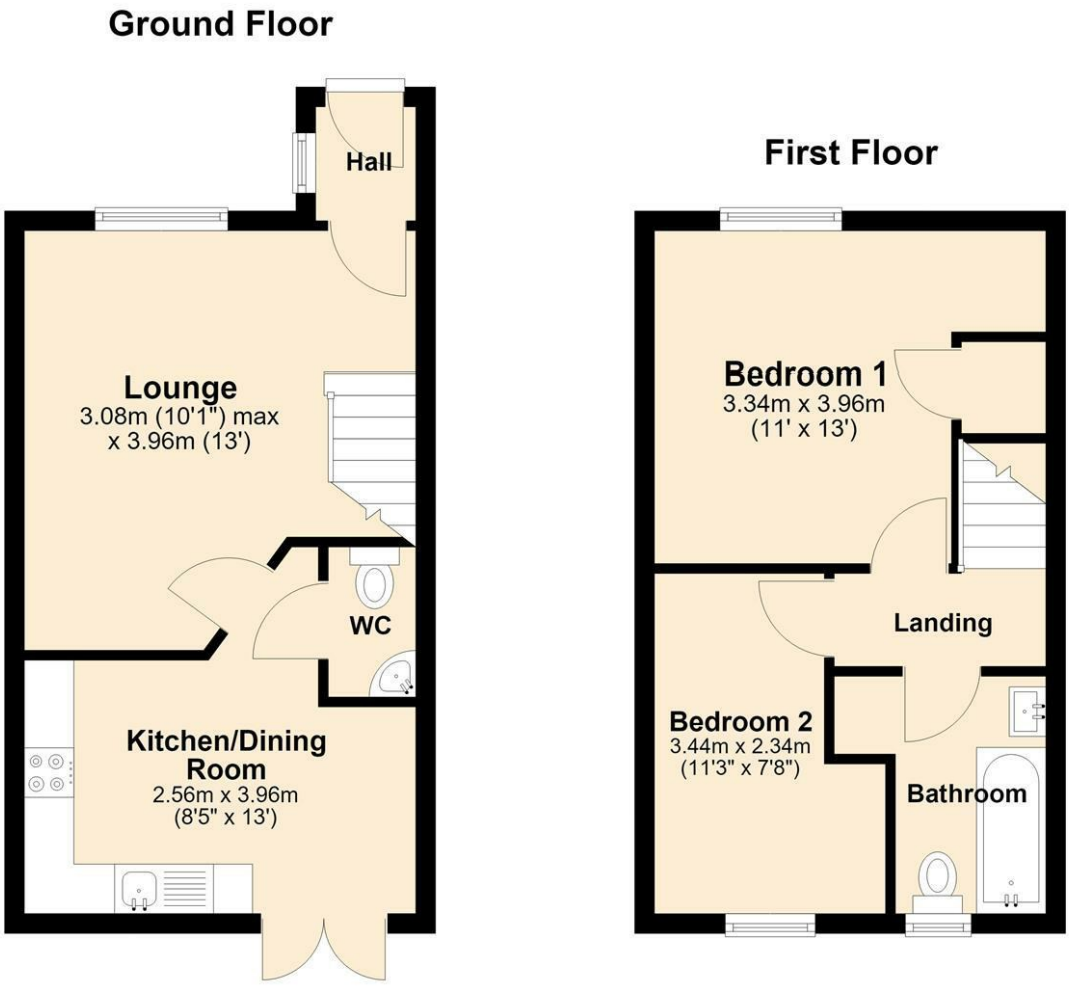
Material Information.

Construction - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - 02/ Three/ Vodafone and EE all good
Broadband - Ultrafast 10000
Coastal Erosion - No
Coalfield or Mining Area - No

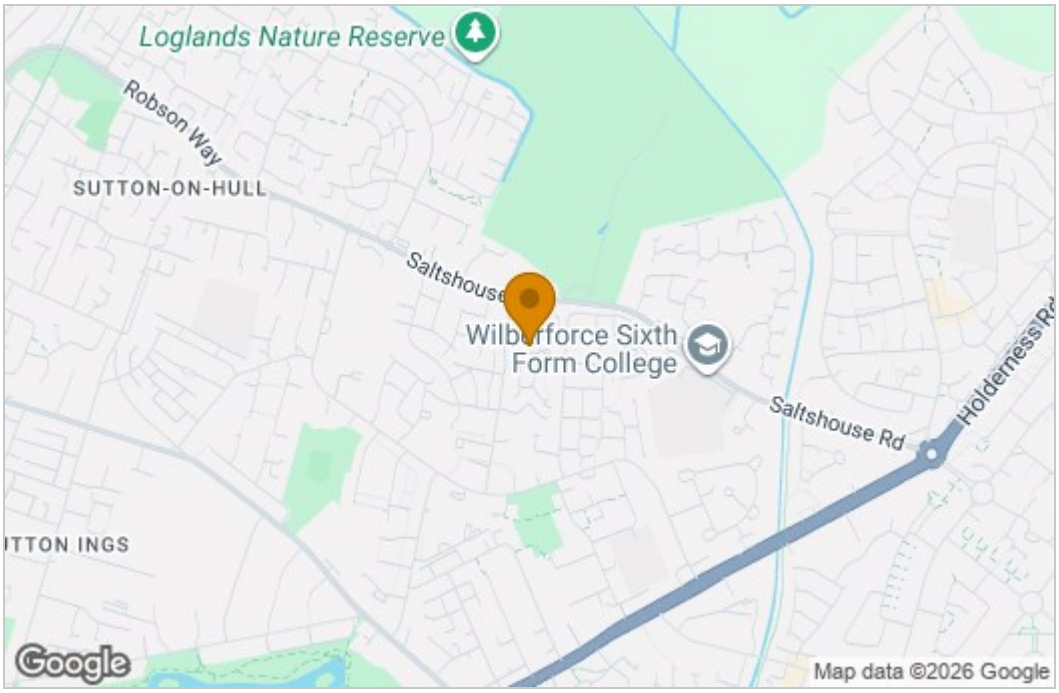
Whitakers Estate Agent Declaration.

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.

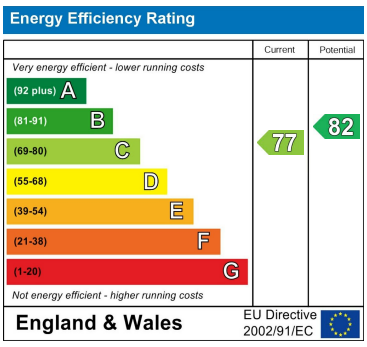
Floor Plan

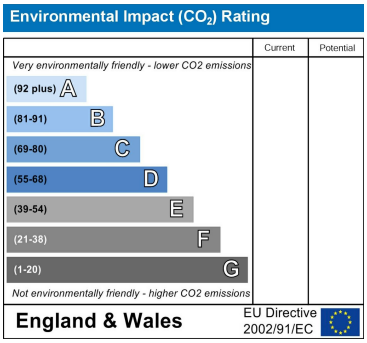


Area Map



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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