Whitakers
Estate Agents









119 Reynoldson Street, Hull, HU5 3BJ

£129,950

Whitakers Estate Agents are pleased to introduce this recently refurbished two-bedroom end-terraced property, situated along Reynoldson Street in Hull. Offered with no onward chain, the property has been finished to a high standard throughout and is ready for immediate occupation.

Upon entry, a porch and entrance lobby lead to the open-plan lounge/dining room, a welcoming space for everyday living and entertaining, complete with a contemporary wall-mounted fireplace. The fitted kitchen offers integrated cooking appliances and access to the rear garden.

A fixed staircase rises to the first floor, where there are two bedrooms and a bathroom with a four-piece suite, including a separate walk-in shower. The principal bedroom benefits from an adjoining dressing area with fitted wardrobes, and there is a further second bedroom to the rear.

Externally, a paved forecourt is enclosed by picket fencing, with wrought iron gates providing access to the side ten-foot. A further gate opens onto the rear garden, mainly laid to lawn with gravelled borders and decorative planting. A pathway connects the patio adjoining the property to a second seating area towards the end of the garden.

Conveniently located for the shops, cafés and amenities of Newland Avenue, with transport links towards Hull city centre, the property is well suited to first-time buyers, young couples and investors.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt enclosed by picket fencing. A set of wrought iron gates to the side provides secure access to the ten-foot, with a further gate in the boundary fencing opening onto the rear garden.

Ground floor

Porch
UPVC double glazed door and windows, and laminate flooring. Wooden door opening to :

Entrance lobby
Central heating radiator, and carpeted flooring. Leading to :

Open plan lounge / dining room



Lounge 11'4" x 12'2" (3.47 x 3.73)



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

Dining room 12'6" x 12'2" (3.83 x 3.73)



UPVC double glazed window, central heating radiator, contemporary wall mounted fireplace, and carpeted flooring.

Kitchen 11'1" x 8'0" (3.38 x 2.44)



UPVC double glazed door and window, central heating radiator, built-in storage cupboard, and tiled flooring. Fitted with a range 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 9'5" x 12'3" maximum (2.88 x 3.75 maximum)




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

Dressing area



With access to the loft hatch, large fitted wardrobe, central heating radiator, and carpeted flooring.

Bedroom two 11'0" x 7'11" (3.37 x 2.43)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a four-piece suite comprising bath with dual taps, walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external




The enclosed rear garden is predominantly laid to lawn, complemented by a gravelled section and decorative planting. A paved pathway extends from the patio adjoining the property towards a further patio seating area at the end of the garden, with timber fencing enclosing the boundaries.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive

representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00060108011907
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 13 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.

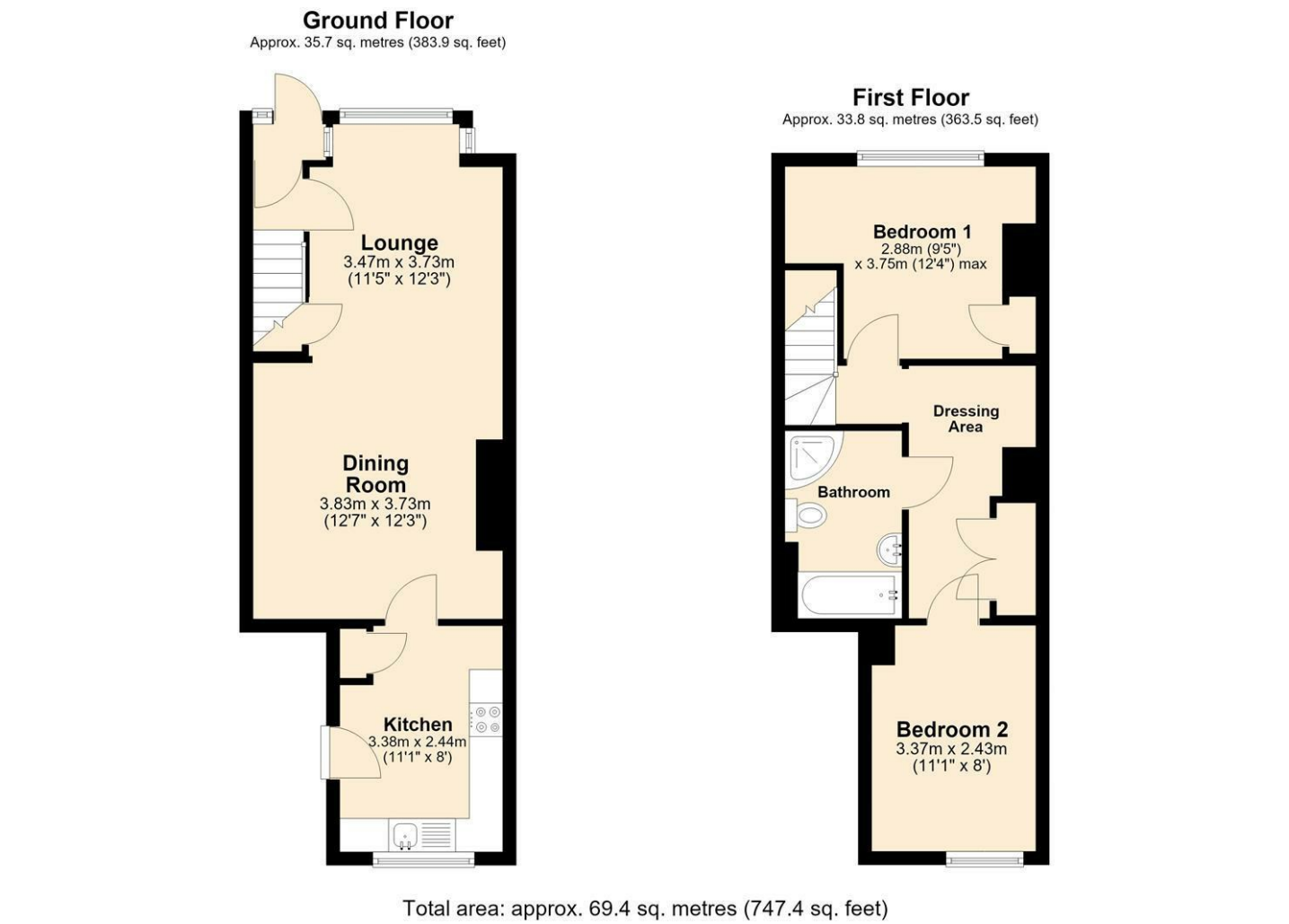
Making an offer

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

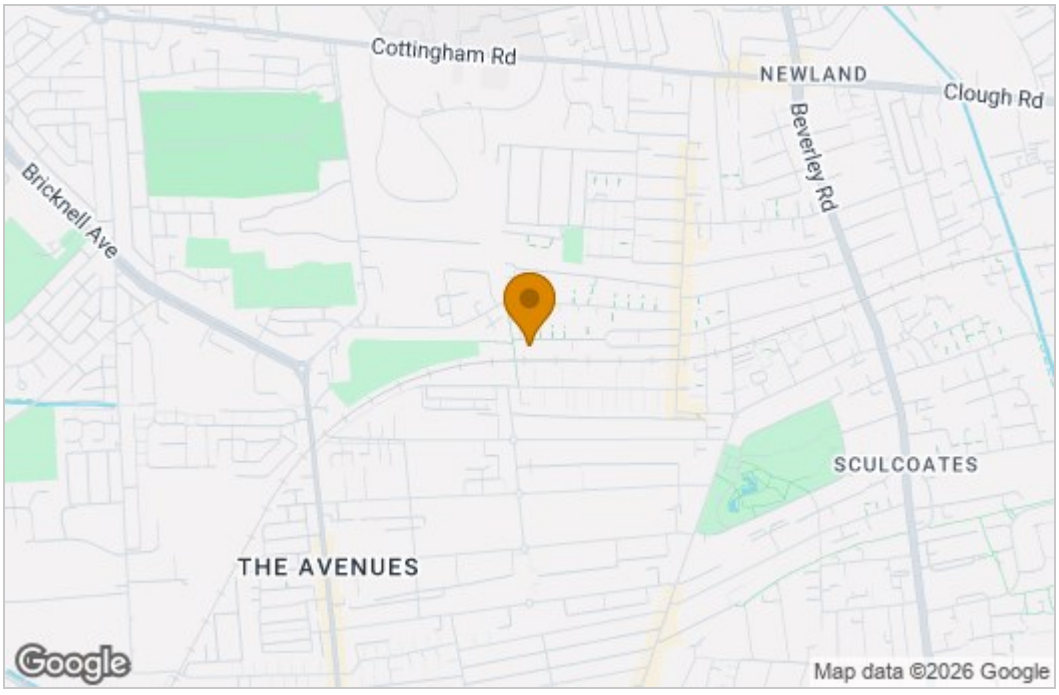
provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

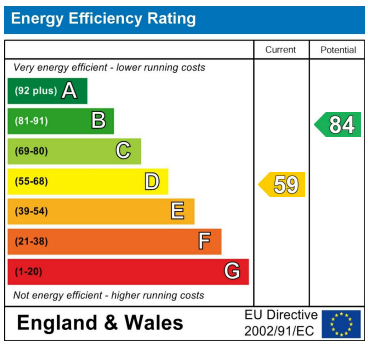


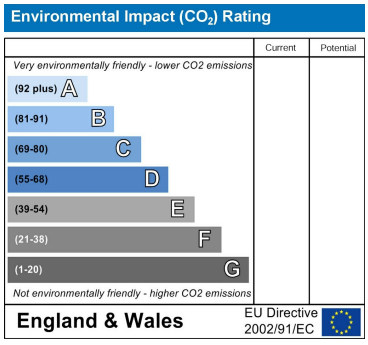
Total area: approx. 69.4 sq. metres (747.4 sq. feet)

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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