Whitakers
Estate Agents









28 Exchange Street, Hull, HU5 1HB

£68,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to bring to the market this traditional terraced property on Exchange Street, Hull, which offers a good opportunity for buyers looking to take on a renovation project. Requiring a programme of modernisation, the property provides scope to improve and personalise the accommodation, and may appeal to investors, developers or purchasers seeking a property they can put their own stamp on.

Briefly comprising entrance hall, bay fronted lounge, spacious dining room, and fitted kitchen extension; the first floor boasts two bedrooms, and a bathroom.

Externally, the property is approached directly from the pavement, with a traditional brick-built frontage and a recessed entrance door. To the rear is an enclosed garden providing a useful amount of outdoor space, with paved areas, established planting and fencing to the boundaries.

The accommodation comprises

Ground floor

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

Lounge 11'8" x 11'4" (3.56 x 3.47)



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

Dining room 11'0" x 11'4" (3.37 x 3.47)
UPVC double glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Kitchen 9'6" x 7'5" (2.92 x 2.27)



UPVC double glazed door and windows, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and provision for a gas cooker.

First floor

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

Bedroom one



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

Bedroom two 11'2" x 8'9" (3.42 x 2.68)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas. Furnished with a three-piece suite comprising bath, pedestal sink, and low flush W.C.

External




Externally, the property is approached directly from the pavement, with a traditional brick-built frontage and a recessed entrance door. To the rear is an enclosed garden providing a useful amount of outdoor space, with paved areas, established planting and fencing to the boundaries.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0018022700280A
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 19 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

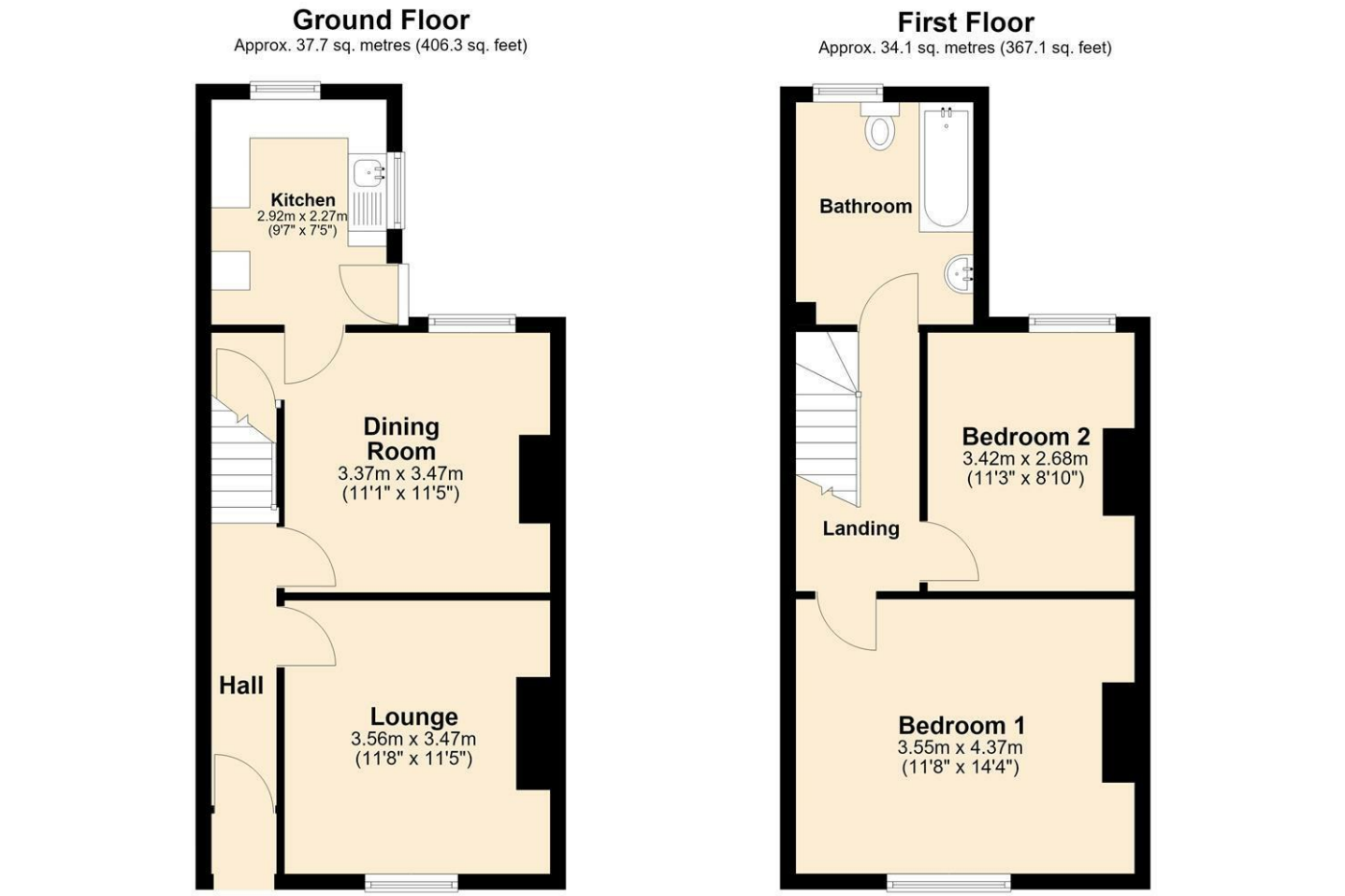
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

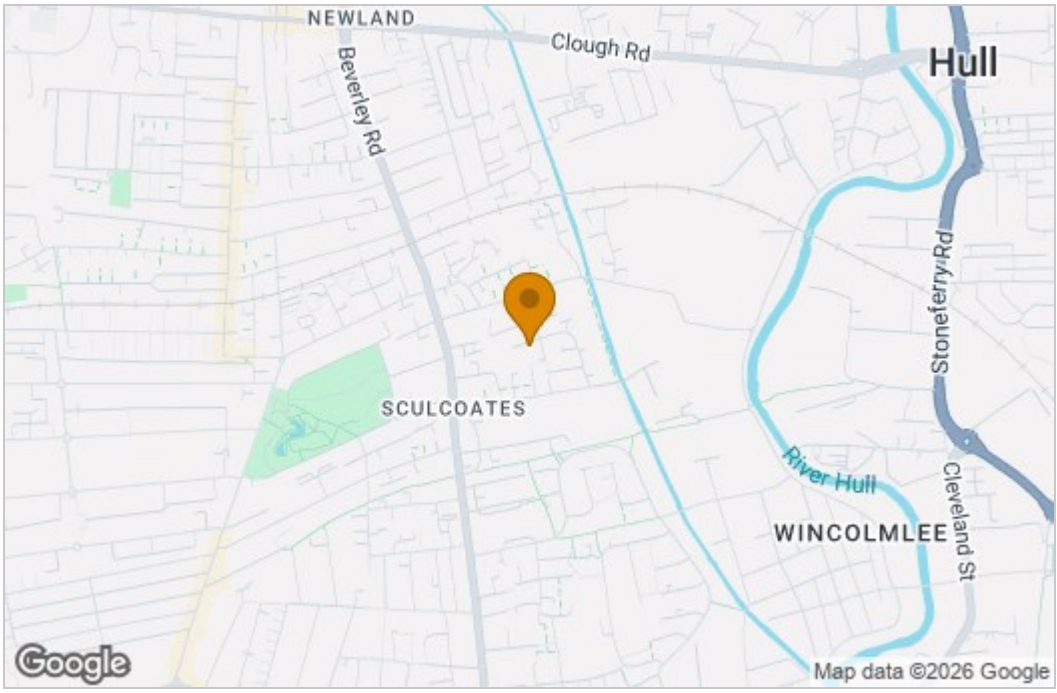
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

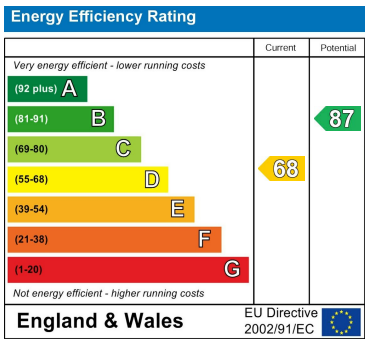


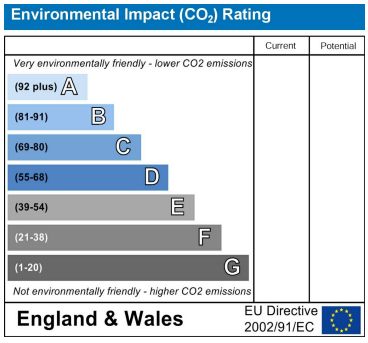
Total area: approx. 71.9 sq. metres (773.4 sq. feet)

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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