



5 Whitedale, Gloucester Street, Hull, HU4 6PU

- Terraced Property
- Two double bedrooms, GCH
- Lounge and dining/ kitchen. Ground Floor bathroom,
- Yard to rear
- **MUST BE VIEWED**
- **BOND £400**

£350



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5 Whitedale, Gloucester Street, Hull, HU4 6PU

Two bedroom terraced property. Having gas central heating the property comprises a lounge, fitted dining/kitchen, rear lobby, bathroom, and two double bedrooms. Attractive garden to the front and a yard to the rear. **MUST BE VIEWED.**

Bond £400

LOCATION

The area offers excellent amenities including good local shops, primary schools and Pickering Park with its fishing lake. Good road links can be accessed via Priors Way to the A63 and the motorway network. The property is within easy access to the Asda Superstore on Hessle Road.



GROUND FLOOR

ENTRANCE

Enter via main door leading into the lounge.

LOUNGE

4.50m x 3.68m (14'9 x 12'1)

Bay window to the front. Wall mounted electric fire. TV aerial. Double doors leading into the dining kitchen. Coving to the ceiling.

DINING KITCHEN

4.34m x 2.95m (14'3 x 9'8)

Stairs leading to the first floor accommodation. Fitted base, wall and drawer units with contrasting work surfaces. Plumbing for an automatic washing machine. Provision for an electric cooker. Window to the rear. Tiled splash backs. Under stairs cupboard. Stainless steel sink unit. Door into rear lobby.

REAR LOBBY

Door leading outside. Door leading into the bathroom.

BATHROOM

2.59m x 1.47m (8'6 x 4'10)

Window to the side aspect. Panel bath with mixer tap and shower fitment. Wash hand basin. Low level flush WC. Radiator. Fully tiled walls.

FIRST FLOOR/ LANDING

Doors leading into two bedrooms.

BEDROOM ONE

3.86m x 3.66m (12'8 x 12'0)

Bay window to the front aspect. Radiator.

BEDROOM TWO

3.05m x 2.82m (10'0 x 9'3)

Window to the rear aspect. Radiator. Loft hatch. Cupboard with combi boiler.

EXTERNAL

Low maintenance garden to the front with grey slate chips. To the rear is a yard.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating and hot water.

OUTGOINGS

From Internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number:00010237000505. Prospective buyers should check this information before making any commitment to purchase the property.

REFERENCES & SECURITY BOND

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property and applicable charges, a reference and administration charge will be payable to the agents for processing any application, this currently being £100 for an individual and £125 for a couple, including VAT. Should the application be accepted an additional charge of £35 including VAT will be made for the inventory check in/out will be payable

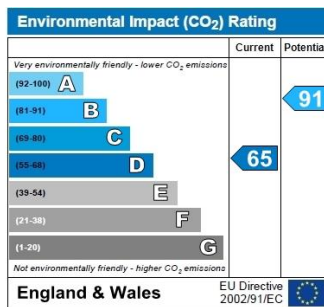
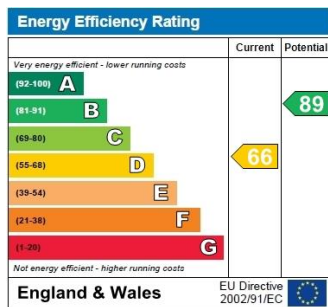
ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is D.

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

Energy rating - D



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