

# Whitakers

Estate Agents



**140 Welwyn Park Avenue, Hull, HU6 7DN**

**Asking Price £119,950**

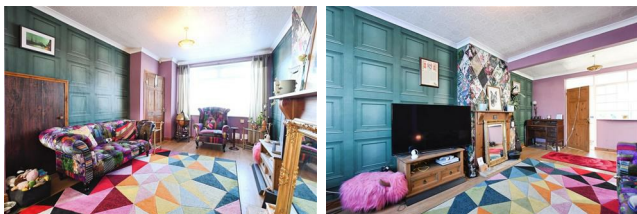
LOCATED IN THIS VERY POULAR AREA TO THE NORTH OF THE CITY, PARTICULARLY SOUGHT BY THE FIRST TIME BUYER, THIS EXTENEDED TRADIATIONAL STYLE MID TERRACE HOUSE REPRESENTS SPACIOUS ACCOMMODATION WHICH WILL ALSO SUIT THE SMALL FAMILY UNIT.

THE PROPERTY COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH OFF STREET CAR PARKING AMENITIES TO THE FRONT AND REAR, THERE IS A SOUTH FACING GARDEN OF GOOD PROPORTION TO THE REAR AND APPOINTMENTS IN ORDER TO VIEW INTERNALLY ARE ENCOURAGED.

### Entrance Hall

With staircase off and giving access to:

Lounge 20'11" x 14'0" (6.39 x 4.28)



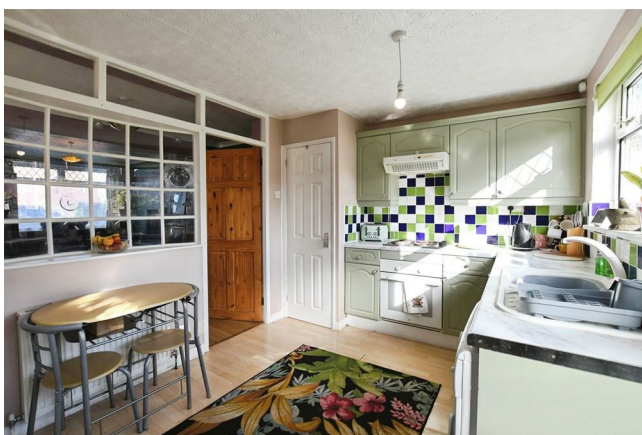
Window to the front aspect, attractive laminate flooring, useful under stairs storage cupboard, Adam style fire surround, a radiator and opens to;

### Dining Area



Window to the side aspect, laminate flooring continues and a radiator.

Fitted Kitchen 9'1" x 13'5" (2.78 x 4.10)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap. Window to the rear aspect and access to the rear garden, partially tiled walls, plumbing for an automatic washing machine, built in storage cupboard, a radiator and integrated appliances include an electric oven, electric hob and an over head filter canopy.

Bedroom One 11'10" x 11'2" (3.61 x 3.41)



Window to the front aspect, a radiator and a built in wardrobe.

Bedroom Two 8'2" x 7'10" (2.51 x 2.40)



Window to the rear aspect a radiator and laminate flooring.

### Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. There is an attached "Rain shower" unit over the bath and a chrome heated towel rail.

## Garden



To the rear of the property is a south facing garden of good proportion, laid mainly to lawn with a brick block pathway and there are fruit trees.

## Off Street Car Parking

To the front of the property is a dropped kerbside to allow parking for a vehicle. To the rear via a gated tenfoot,, there is access through double gates to further off street car parking amenities laid to aggregates.

## Council Tax

Hull City Council tax band A

## EPC

EPC Rating E

## Tenure

This property is Freehold

## 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 sales 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.

## 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.

## Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Basic 10 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

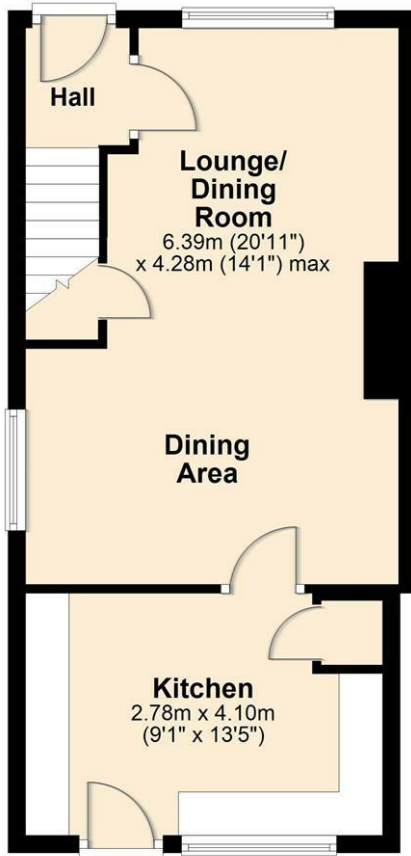
Planning -No

## Free Market Appraisals/Valuations

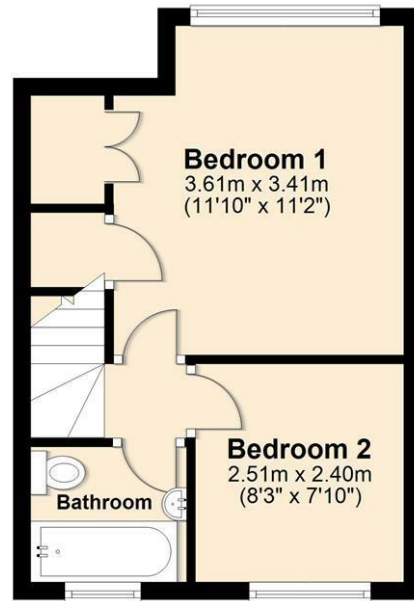
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

## Ground Floor

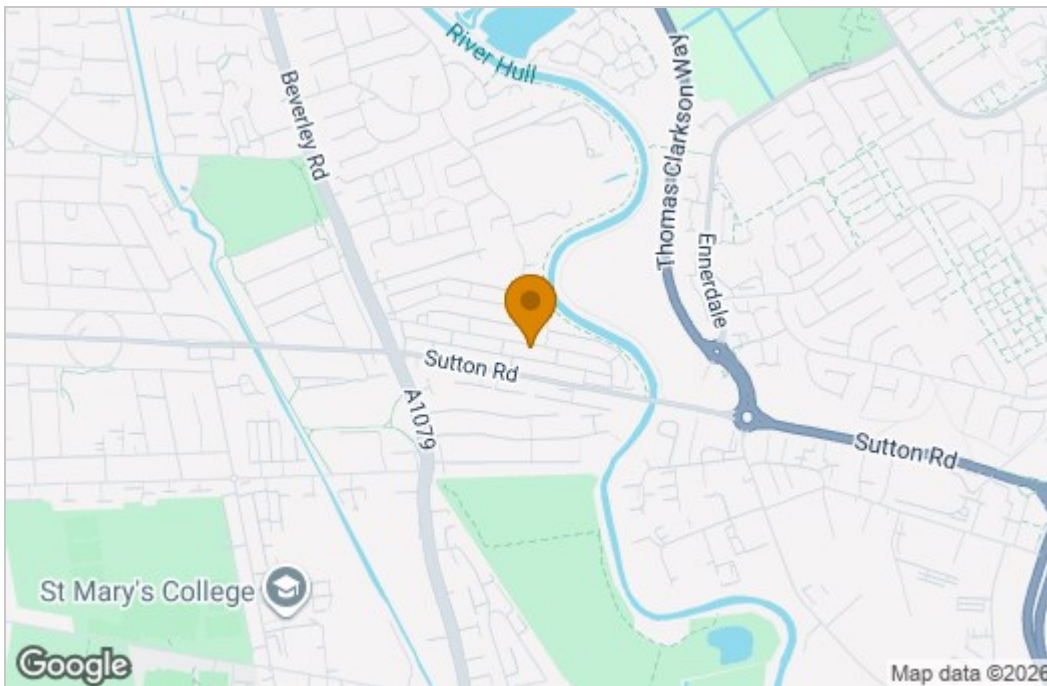


## First Floor

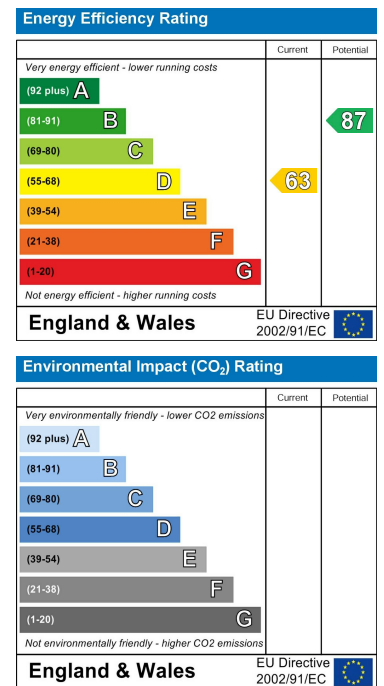


Total area: approx. 65.5 sq. metres (705.1 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.