

# Whitakers

Estate Agents



## 6 Hamlyn Avenue, Hull, HU4 6BU

**£259,950**

Whitakers Estate Agents are pleased to introduce this town house style property which has been greatly extended and enhanced from its original design to create a modern home for a growing family whilst retaining many original features throughout.

Externally to the front approach, there is a low maintenance forecourt with slate chipping and wrought iron fencing to the surround.

Upon entry, the resident is greeted by a welcoming entrance hall that follows to a bay fronted lounge, spacious dining room, and open plan kitchen / dining room.

A fixed staircase rises to the first floor which boasts three double bedrooms, a good fourth bedroom, and a bathroom furnished with a four-piece suite. Further stairs lead to the loft room which could be used as additional living space or storage.

Bi-folding doors from the kitchen / dining room open onto the rear garden which is partly laid to lawn with decorative planting, and complimented with patio and wooden decking seating areas.

The accommodation comprises

Ground floor

Hallway



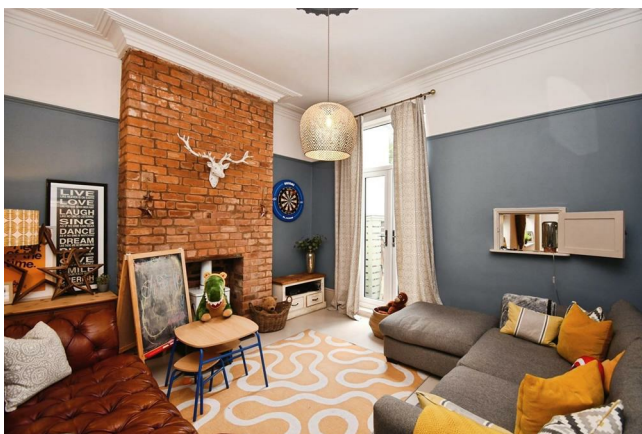
Composite double glazed entrance door with side windows, two central heating radiators, and tile effect laminate flooring. Leading to :

Lounge 16'0" x 14'9" (4.90 x 4.51 )



UPVC double glazed bay window, central heating radiators, log burner with exposed brick inset / slate hearth and oak mantle, and carpeted flooring.

Dining room 13'3" x 12'9" (4.06 x 3.91 )



UPVC double glazed French doors, central heating radiator, log burner with exposed brick

inset and surround with slate hearth, and wooden flooring.

Kitchen / dining room 29'3" x 11'9" (8.93 x 3.60 )  
UPVC double glazed window, central heating radiator, log burner with expert brick inset / hearth and oak mantle, and laminate flooring.

Kitchen



UPVC double glazed bi-folding doors and windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, breakfast island with integrated sink and mixer tap, provision for a gas cooker, and integrated fridge-freezer, washing machine, and dishwasher.

Cloakroom

Laminate flooring, and furnished with a two-piece suite comprising wash basin, and low flush W.C.

First floor

Landing

With access to the loft hatch and fixed stairs to the second floor, central heating radiator, and carpeted flooring.

Bedroom one 16'2" x 13'3" (4.94 x 4.06 )



UPVC double glazed bay window, central heating radiator, feature fireplace, built-in storage cupboard, and carpeted flooring.

Bedroom two 13'3" x 12'9" (4.05 x 3.90 )



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 12'0" x 10'5" (3.67 x 3.18 )



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

Bedroom four 9'2" x 6'4" (2.80 x 1.94 )



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

Bathroom



Two UPVC double glazed windows, central heating radiator, and partly tiled with laminate flooring. Furnished with four-piece suite comprising free-standing bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, wash basin with dual taps, and low flush W.C.

#### Second floor

Loft room 18'7" x 12'1" (5.68 x 3.69 )

Roof style window, and carpeted flooring.

#### Rear external



Bi-folding doors from the kitchen / dining room open onto the rear garden which is partly laid to lawn with decorative planting, and complimented with patio and wooden decking seating areas. A gate in the boundary fencing opens onto the vehicle accessible ten-foot.

#### 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 - 00030135000605

Council Tax band - B

#### EPC rating

EPC rating - TBC

#### 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 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.

#### 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.

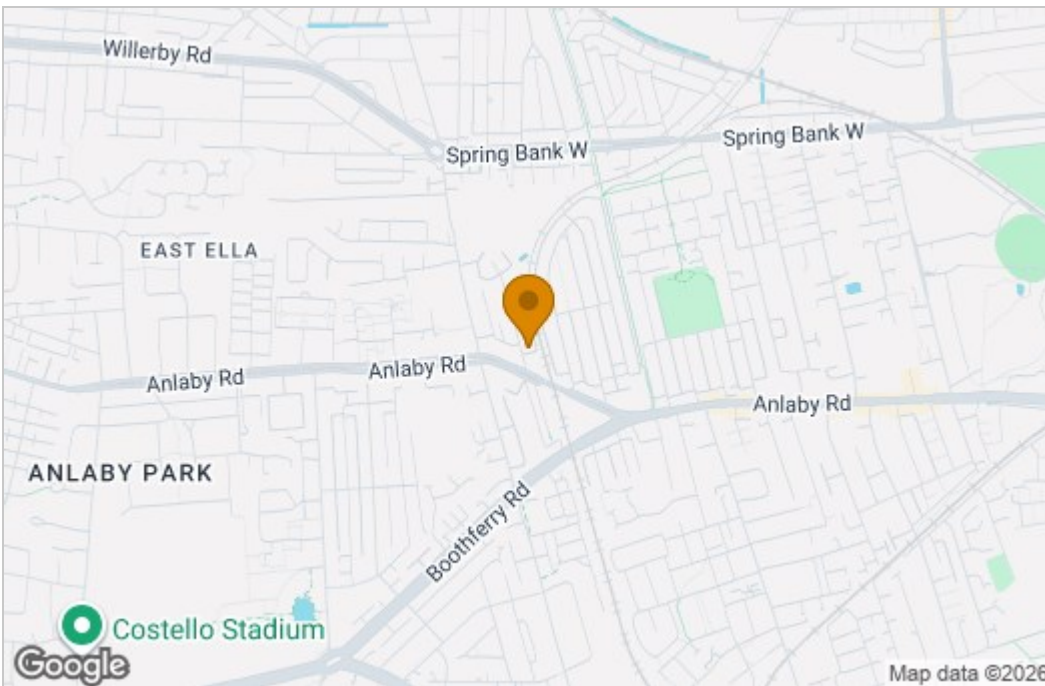
# Floor Plan



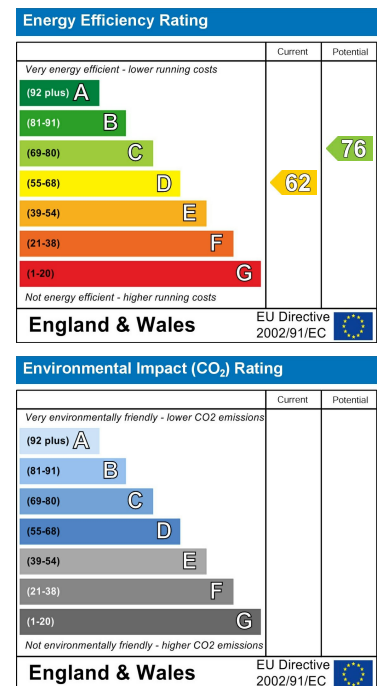
Total floor area: 184.2 sq.m. (1,982 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.

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