

# Whitakers

Estate Agents



**14 Windle Avenue, Hull, HU6 7EE**

**Guide price £132,500**

SITUATED ON THE MUCH SOUGHT AFTER HAWORTH PARK DEVELOPMENT TO THE NORTH OF THE CITY WITH GOOD LOCAL AMENITIES AND ACCESS TO THE CITY CENTRE AND BEVERLEY, THIS MODERN STYLE END TERRACE HOUSE ENJOYS A QUIET CUL-DE-SAC POSITION AND BOASTS A PRIVATE SIDE DRIVEWAY TO A BRICK BUILT GARAGE.

A MUST VIEW FOR THE FIRST TIME PURCHASER, THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH INTEGRAL APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. SET WITHIN PLEASANT GARDENS, INTERNAL INSPECTIONS ARE WELCOME



### Entrance Hall

Laminate flooring and a useful built in storage cupboard

### Lounge



A bow window to the front aspect, laminate flooring continues, open plan staircase off and there are two radiators.

### Fitted Dining Kitchen

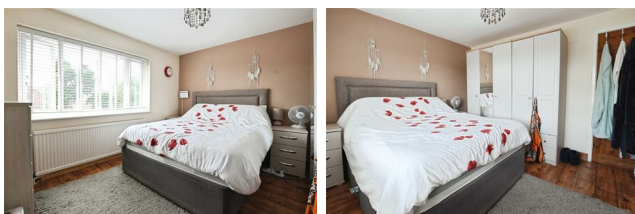


A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect. a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and an over head extractor canopy

### First Floor Landing

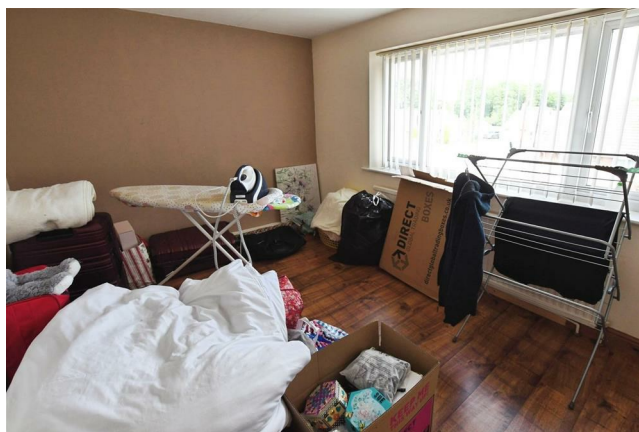
Window to the side aspect and giving access to:

### Bedroom One



Window to the front aspect, laminate flooring and a radiator.

### Bedroom Two



Window to the rear aspect, laminate flooring and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a built in storage cupboard, a chrome heated towel rail and there is an electric shower unit over the bath with a shower screen to the bath side.

### Gardens



There are very pleasant enclosed gardens to the front and rear of the property with low maintenance in mind

## Brick Built Garage



Double gates give access to a private side driveway which leads to a brick built garage and also allows off street car parking for further vehicles

### Council Tax

Hull City Council tax band B

### EPC

### Tenure

### 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.

### 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.

### Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband - Basic 18 Mbps Ultrafast 10000

Mbps

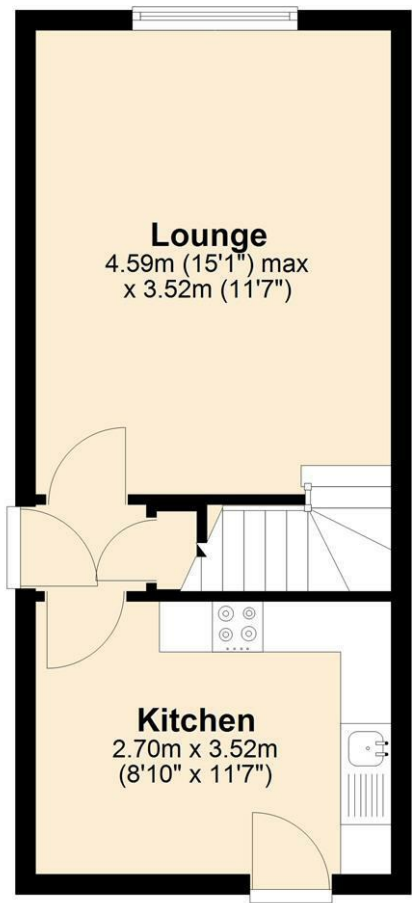
Coastal Erosion - No

Coalfield or Mining Area -No

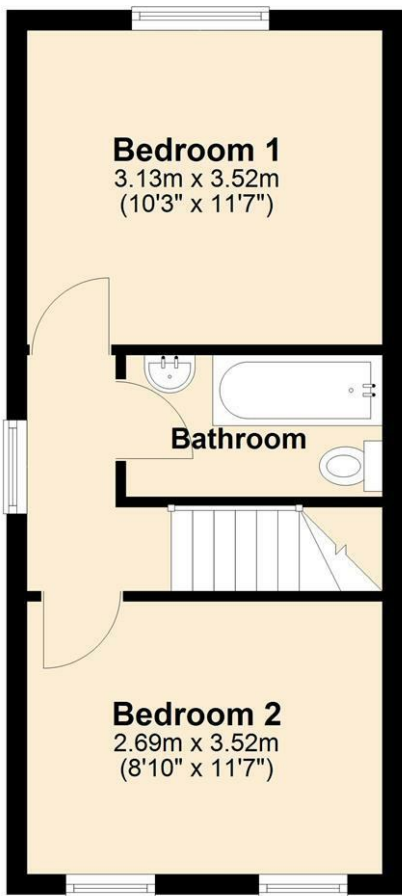
Planning -No

Floor Plan

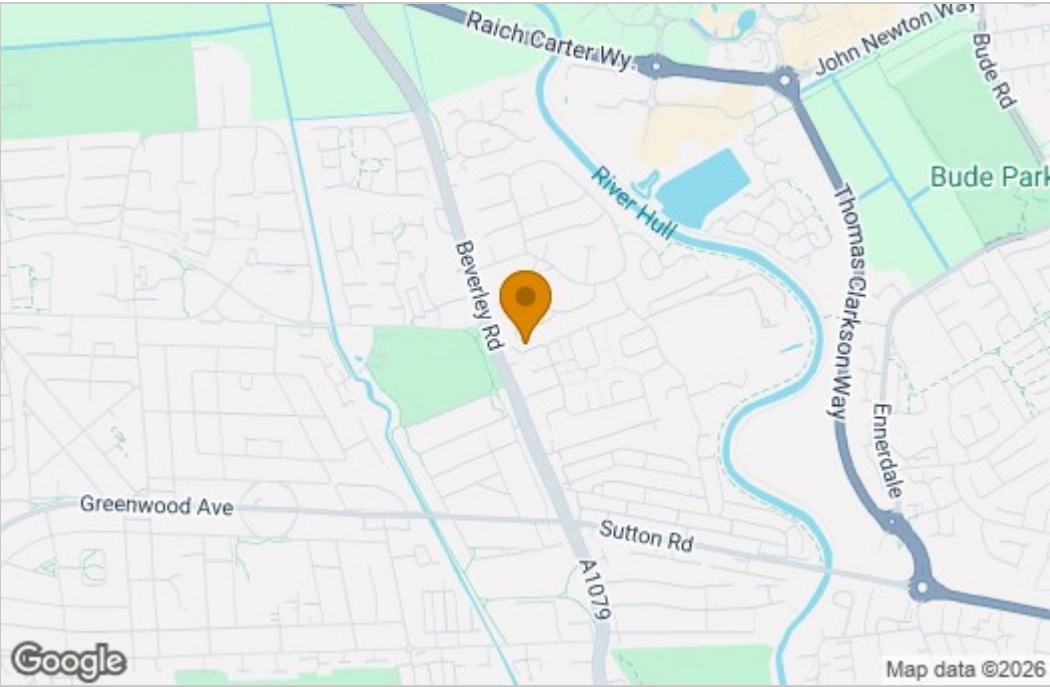
Ground Floor



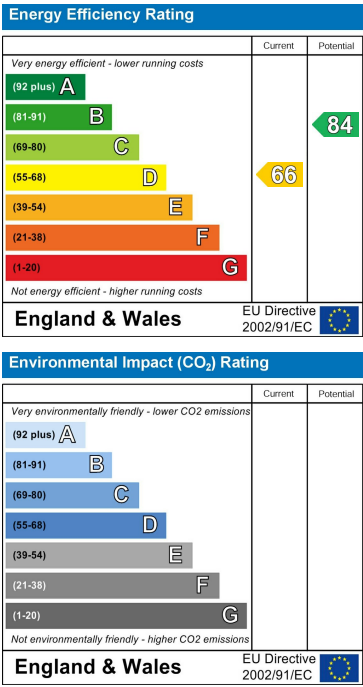
First Floor



Area Map



Energy Efficiency Graph



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