

Whitakers

Estate Agents



14 Clifford Avenue, Hull, HU8 0LU

£260,000

SITUATED IN THIS MUCH SOUGHT AFTER AREA TO THE EAST OF THE CITY, PARTICULARLY REVERED FOR ITS PROXIMITY TO FABULOUS EDUCATIONAL CHOICES, THIS EXTENDED TRADITIONAL STYLE SEMI DETACHED HOUSE IS A MUST VIEW OPPORTUNITY FOR THE FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, SITTING ROOM, FITTED DINING KITCHEN, CLOAK/UTILITY ROOM, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH PLENTY OF OFF STREET CAR PARKING AMENITIES TO THE FRONT OF THE PROPERTY AND AN ATTRACTIVE REAR GARDEN OF ENVIABLE SIZE, EARLY ENQUIRIES ARE ADVISED IN ORDER TO AVOID DISAPPOINTMENT.

Entrance Hall



Staircase off, useful under stairs storage cupboard and a radiator.

Lounge



A square bay window to the front aspect, feature fire place with Adam style fire surround, engineered oak flooring and a radiator.

Sitting Room



A feature fire place incorporating a lovely solid fuel burner, window to the side aspect, laminate flooring and a radiator. Opens to:

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 and a breakfast bar. Partially tiled walls, spotlights to the ceiling, laminate flooring and integrated appliances include an electric oven, four ring gas hob, over head extractor canopy, a dish washer and a fridge/freezer. French Doors and screens allow plenty of natural light, enhanced by two "Velux" style windows and of course, access to the rear garden.

Cloak/Utility Room

Tiled floor and walls, a low level wc unit, wash hand basin within a vanity unit and there is plumbing for an automatic washing machine and a work surface.

Bedroom One



Square bay window to the front aspect with window seat, feature fire place and a radiator.

Bedroom Two



Window to the rear aspect, built in cupboard and a radiator.

Bedroom Three



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. Tiled walls and floor, a chrome heated towel rail and there is an electric shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is a garden laid to decorative aggregates which can accommodate vehicles for off street car parking amenities. To the rear is a garden of excellent proportion laid mainly to lawn with a paved patio area and a seating and barbeque area under a pergola.

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.

Council Tax

Hull City council - Band C

Tenure

This property is freehold

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 8 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

Offering on a property

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 - the 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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited 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

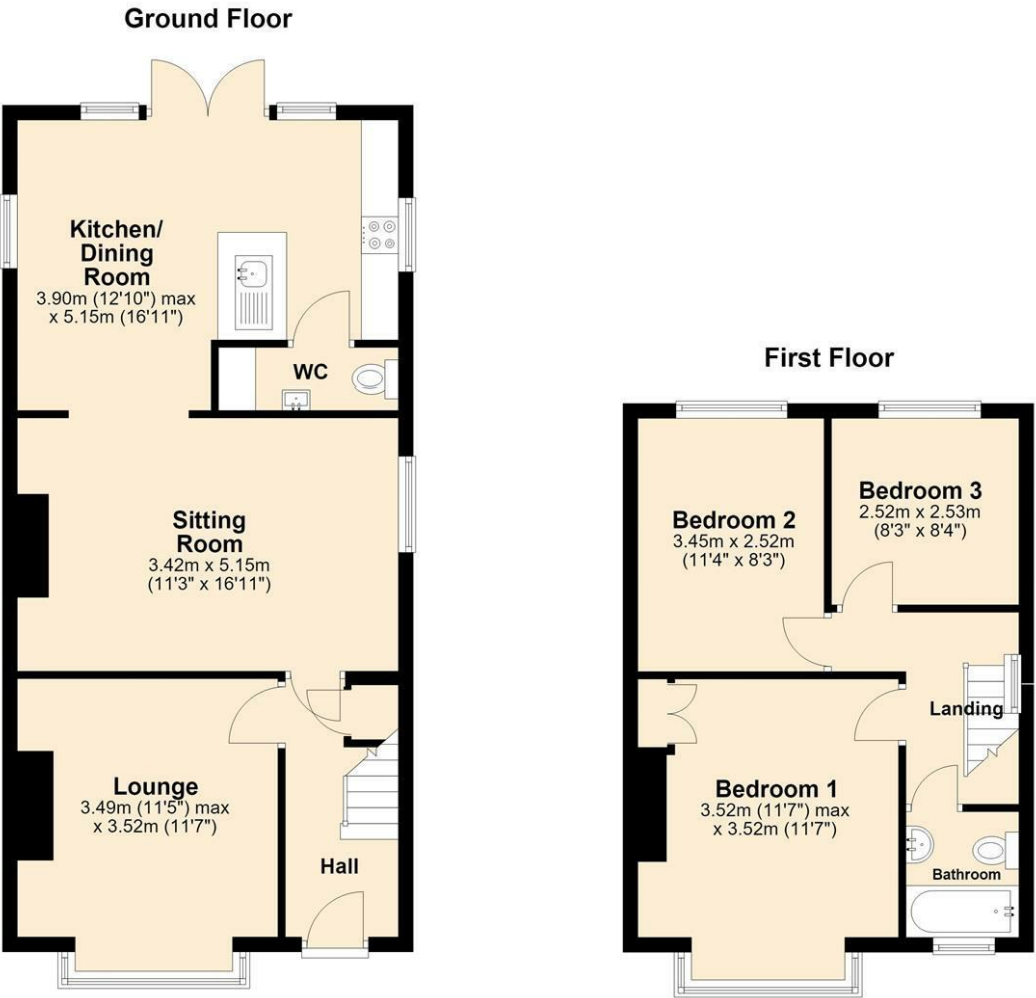
on. Square footages are approximate.

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.

Whitakers Estate Agents Limited 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.

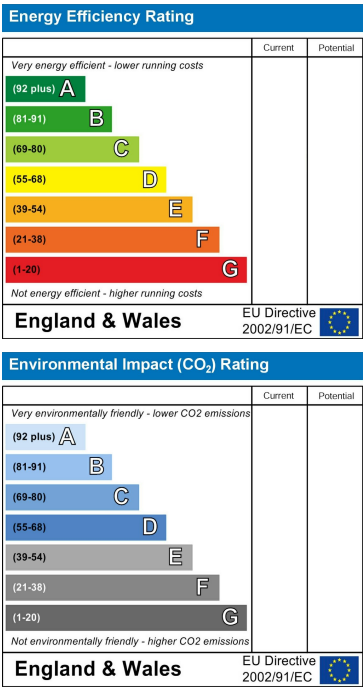
Floor Plan



Area Map



Energy Efficiency Graph



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