

Whitakers

Estate Agents



16 Eglinton Avenue, Hull, HU8 9BG

Offers Around £195,000

Whitakers are delighted to bring this OUTSTANDING 4 bedroom SEMI-DETACHED home to the market.

Situated on a quiet cul-de-sac, ideally positioned for highly regarded local schools and with the shops and amenities of nearby Holderness Road just a short stroll away, this most spacious home is ideal for the growing family!

Tastefully and Stylishly presented throughout, the property has been immaculately maintained by the current owner to present an amazing family home, available in true "MOVE-IN" condition.

Briefly comprising, a spacious and welcoming entrance hallway, lovely through lounge/dining room with French Doors to the garden, a well equipped fitted kitchen and a rear lobby with downstairs cloakroom to the ground floor whilst the first floor houses 4 bedrooms, 3 being doubles and a modern family bathroom. Externally there is off street parking to the front of the property whilst the lovely low maintenance rear garden enjoys a south facing aspect and houses the well equipped and versatile garden bar, perfect for relaxation and entertaining!

With the additional benefit of gas central heating and uPVC double glazing throughout, internal viewing is imperative to fully appreciate the scale and standard of the accommodation available!

The Accommodation Comprises

Entrance Hallway



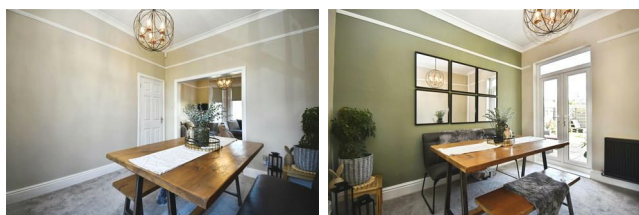
Composite entrance door into hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 12'11 x 12'1 (3.94m x 3.68m)



The lounge features a uPVC bay window to the front, central heating radiator, fireplace and carpeted flooring extending into the dining area.

Dining Area 11'5 x 9'8 (3.48m x 2.95m)



Continuation of carpeted flooring, central heating radiator and uPVC French Doors into the rear garden.

Kitchen 14'5 x 9'5 (4.39m x 2.87m)

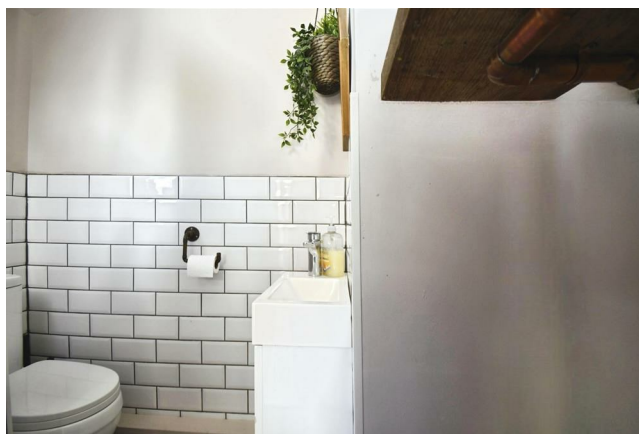


Well equipped kitchen featuring a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 5 ring gas hob with electric fan oven below. stainless steel sink/drain, plumbing for automatic washing machine and space for tumble dryer. uPVC window to side aspect and laminate flooring extending into.....

Rear Lobby

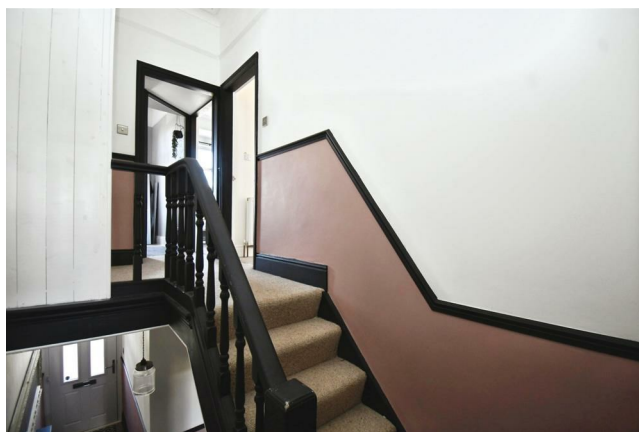
With laminate flooring and uPVC door to rear garden.

Downstairs Cloakroom



With low flush wc, vanity hand wash basin, part tiled walls and two uPVC windows.

First Floor Landing



Stairs from entrance hallway to the stepped landing area with built in cupboard, carpeted flooring and loft access hatch.

Bedroom One 12'9 max x 9'10 (3.89m max x 3.00m)



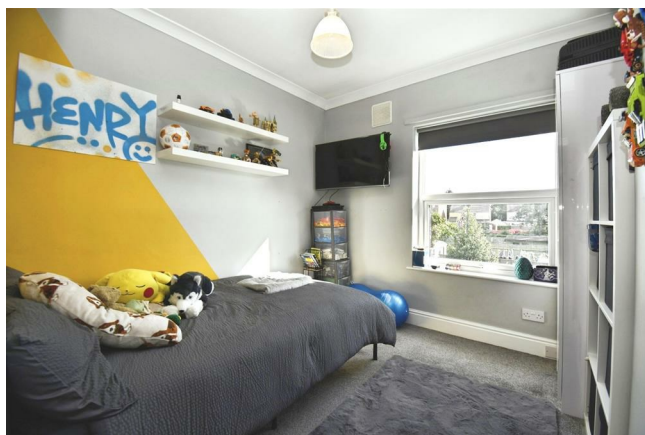
Double bedroom with uPVC bay window to front aspect, central heating radiator and carpeted flooring.

Bedroom Two 11'4 x 9'10 (3.45m x 3.00m)



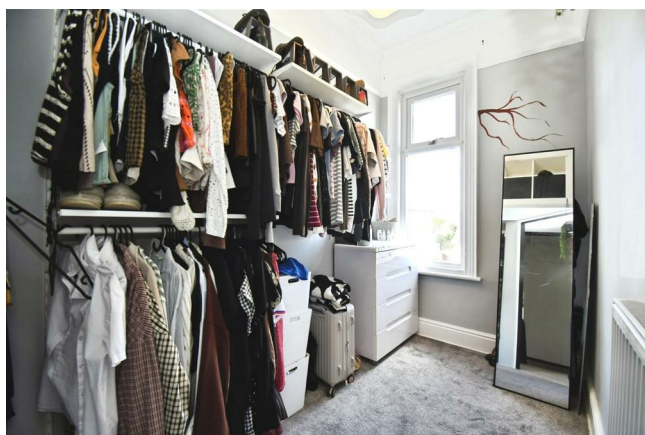
Double bedroom with uPVC window to rear aspect, central heating radiator and carpeted flooring.

Bedroom Three 9'5 x 9'5 (2.87m x 2.87m)



Double bedroom with uPVC window to rear aspect, central heating radiator and carpeted flooring.

Bedroom Four 10'6 max x 5'4 (3.20m max x 1.63m)



Currently used as a dressing room with uPVC window to front aspect, carpeted flooring and central heating radiator.

Bathroom



Well equipped family bathroom comprising shaped bath with mixer shower over and fitted screen, low flush wc and vanity hand wash basin. Heated towel rail, tiled walls and flooring, ceiling spot lights, extractor fan and uPVC window to side aspect.

Outside



The front of the property is laid to decorative aggregate and provides off road parking whilst the lovely low maintenance rear garden enjoys a south facing aspect and is laid to artificial turf with spacious patio seating and timber fencing affording a good level of privacy.

Garden Bar



The former garage has been thoughtfully converted to a versatile garden bar with uPVC French door, well equipped bar, electric supply and TV point

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC Rating E

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.

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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.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13 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 shown 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.

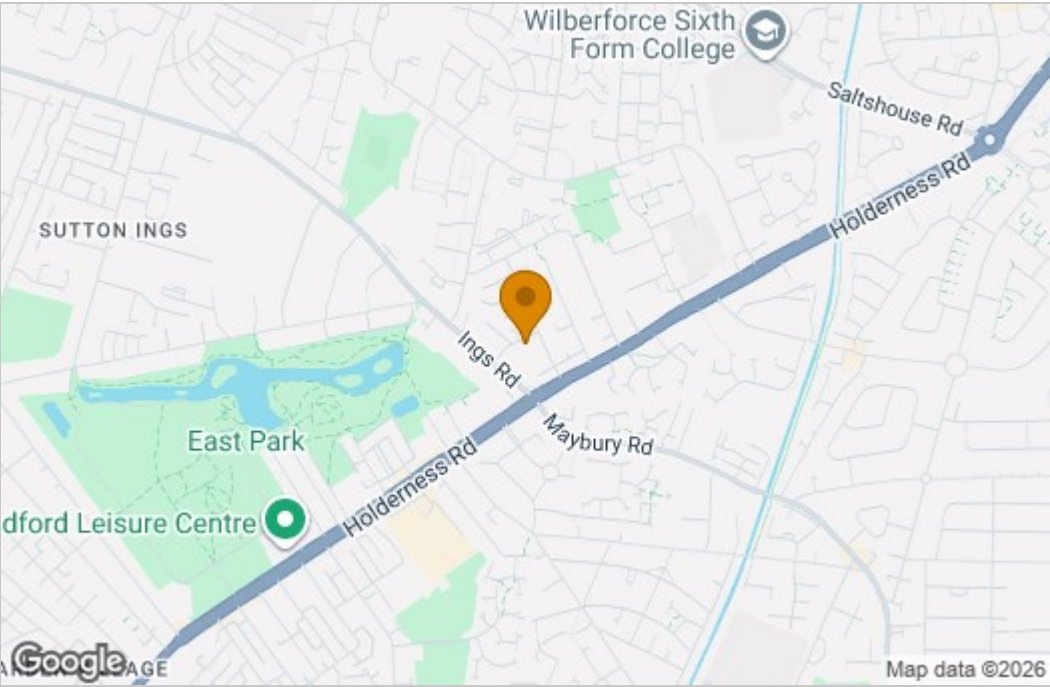
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

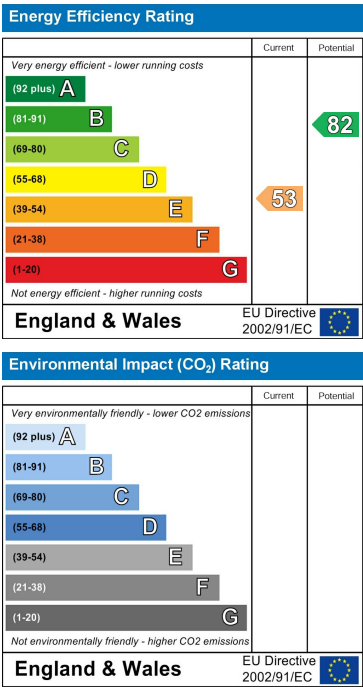
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.