Whitakers
Estate Agents









62 7Th Avenue, Hull, HU6 8HX

£145,000

AN EXCELLENT OPPORTUNITY FOR THE GROWING FAMILY UNIT, THIS WELL CARED FOR PROPERTY BOASTS THE ACCOMMODATION REQUIRED INTERNALLY AND EXTERNALLY AND COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN DINING WITH APPLIANCES, CONTEMPORARY BATHROOM,THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A LOFT AREA LENDING ITSELF TO A NUMBER OF USES. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS AND HAS PLENTY OF OFF STREET CAR PARKING AMENITIES.
APPOINTMENTS TO VIEW ARE ENCOURAGED.

Entrance Hall

Composite door to the front aspect, with solid wood floor and a radiator. Leading to:

Lounge 21'2" x 11'3" (6.46 x 3.45)




Generously sized, with solid wood floor throughout, a gas fire and a radiator, with a large UPVC window to the front aspect.

Fitted Kitchen 11'4" x 11'0" (3.47 x 3.36)



Lino flooring, with a wide range of floor and wall units. Comprises of a gas hob and a stainless steel sink. Patio doors leading to the rear gardens and a UPVC window to the side aspect.

Downstairs Bathroom



Spacious downstairs family bathroom with tile flooring throughout. Comprises of a bath with an overhead shower, vanity sink and a low level WC - with a UPVC window to the side aspect and a heated towel rail.

Bedroom 1 10'1" x 14'9" (3.08 x 4.50)




Carpeted, with a storage cupboard, a radiator, and a UPVC window to the front aspect.

Bedroom 2 11'0" x 8'2" (3.36 x 2.50)



Second double bedroom, with carpet throughout, a UPVC window to the rear aspect and a radiator.

Bedroom 3 7'8" x 8'7" (2.35 x 2.62)




Third double bedroom, with laminate flooring, a UPVC window to the rear aspect and a radiator.

Loft Space 8'5" x 12'5" (2.59 x 3.79)



Fully converted loft space, offering additional living space, currently utilised as a 4th bedroom. Comprises of velux windows, carpeted

throughout, and has a fixed, pull down ladder for access.

Gardens




Large wrap around garden, offering plenty of potential for everyday family living. To the front of the property, provides off street parking for multiple vehicles.

EPC

Tenure
Freehold

Council Tax
Hull City Council tax band 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.

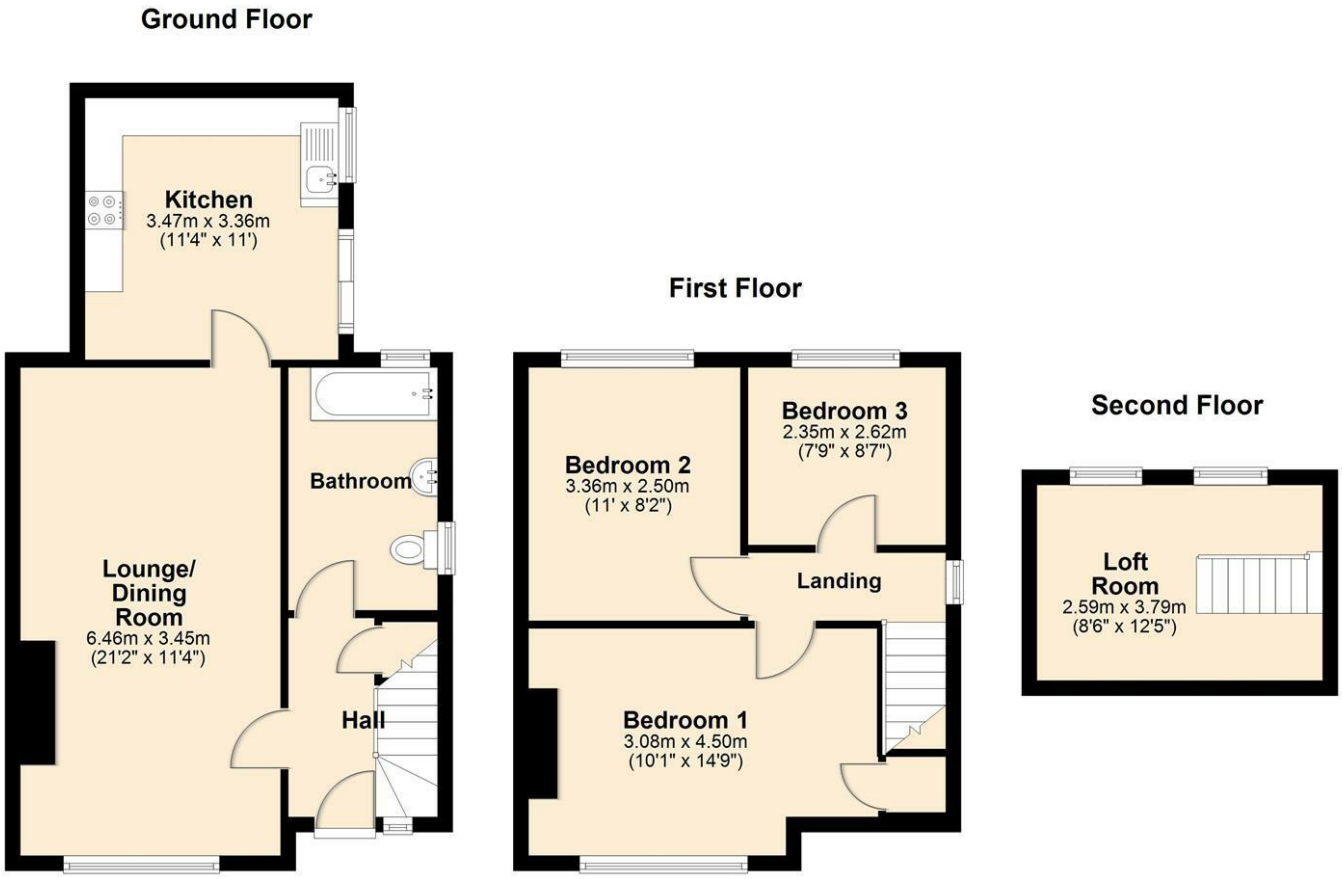
Agents Notes:
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

Material Information:
Construction -
Conservation Area - no
Flood Risk - Low
Mobile Coverage/Signal - EE/Vodafone/Three/O2
Broadband - Basic 16 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

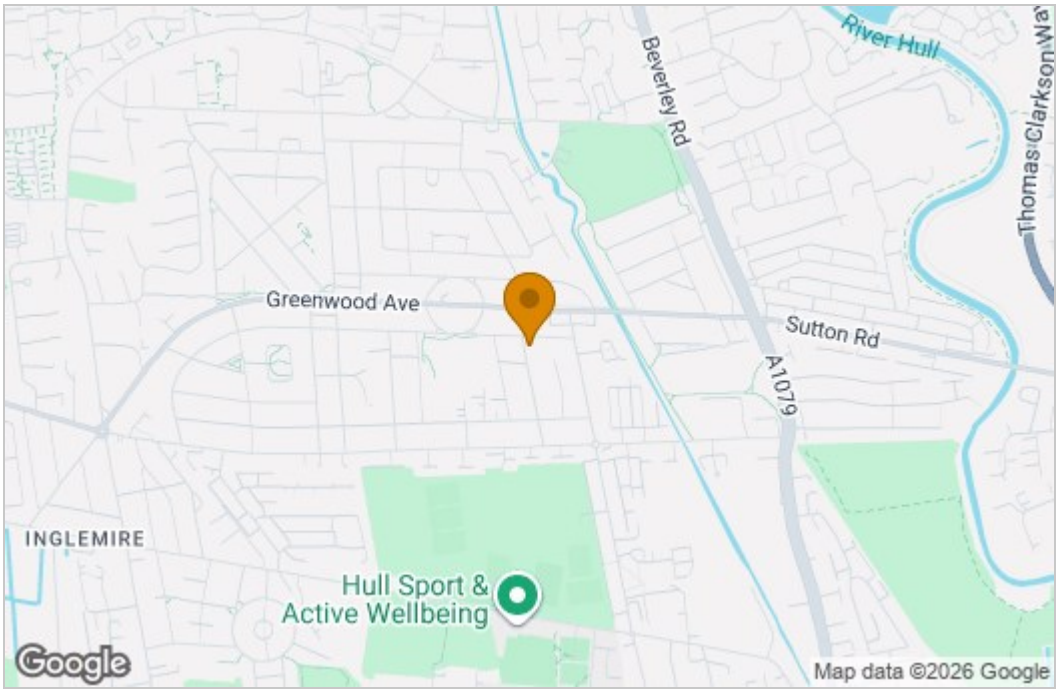
Whitakers Estate Agent Declaration:
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

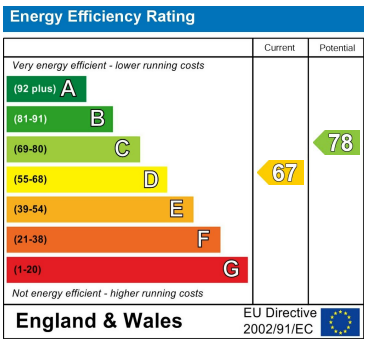


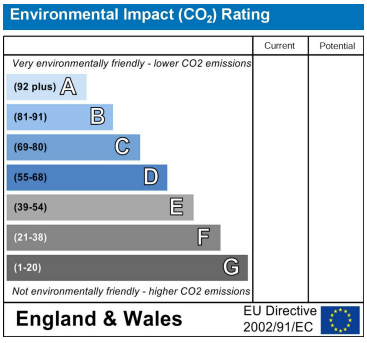
Total area: approx. 90.0 sq. metres (969.2 sq. feet)

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

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