

# Whitakers

Estate Agents



**78 Bradford Avenue, Hull, HU9 4LZ**

**Guide price £99,000**

Whitakers are delighted to bring this lovely 3 bedroom end terraced home to the market, situated in a most popular location!

Presented in "move in" condition the property is ideally located close to local shops and amenities and would be ideal for first time buyers, small families and investors alike.

Briefly comprising; entrance hallway, spacious lounge and dining kitchen to the ground floor whilst to the first floor there are 3 generously sized bedrooms and a family bathroom featuring 4 piece suite.

Also comprising Gas central heating and majority UPVC double glazing, the property also has the benefit of front and rear gardens hence, early viewing is highly recommended!

The accommodation comprises

#### Entrance Hallway

UPVC front door into Entrance hallway with laminate flooring and central heating radiator.

#### Lounge 15' x 11'9 (4.57m x 3.58m)



Spacious lounge with UPVC window to front aspect, laminate flooring, central heating radiator and under stair storage cupboard.

#### Kitchen/Diner 8'2 x 15' (2.49m x 4.57m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob, with fan oven below and extractor over, stainless steel sink unit with mixer taps over, plumbing for automatic washing machine and space for free standing fridge freezer. Space for family dining table, laminate flooring, UPVC window to rear aspect and rear door to garden.

#### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and loft access.

#### Bedroom One 14'4 x 9'10 (4.37m x 3.00m)



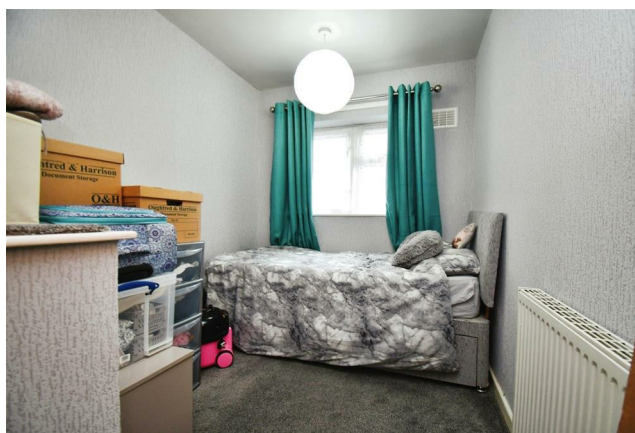
UPVC window to front aspect, carpeted flooring, central heating radiator and built in cupboard.

#### Bedroom Two 9' x 7'10 (2.74m x 2.39m)



UPVC window to rear aspect, carpeted flooring, central heating radiator and built in cupboard.

#### Bedroom Three 11' x 7' (3.35m x 2.13m)



UPVC window to front aspect, carpeted flooring and central heating radiator.

### Bathroom 7'9 x 5'7 (2.36m x 1.70m)



4 piece bathroom suite featuring corner shower cubicle with jet/wash multi-head shower, panel bath, low flush wc and hand wash basin with vanity unit below. Fully tiled walls and floor, ladder style chrome heated towel rail, two UPVC windows to rear aspect and extractor fan.

### Outside



To the front of the property is an enclosed garden area with lawn and hedges to perimeter whilst shared passage way gives access to the rear garden with lawn, paved and gravelled areas and twin brick built sheds whilst fencing to perimeters gives a good level of privacy.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

Awaited

### 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 - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 4 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

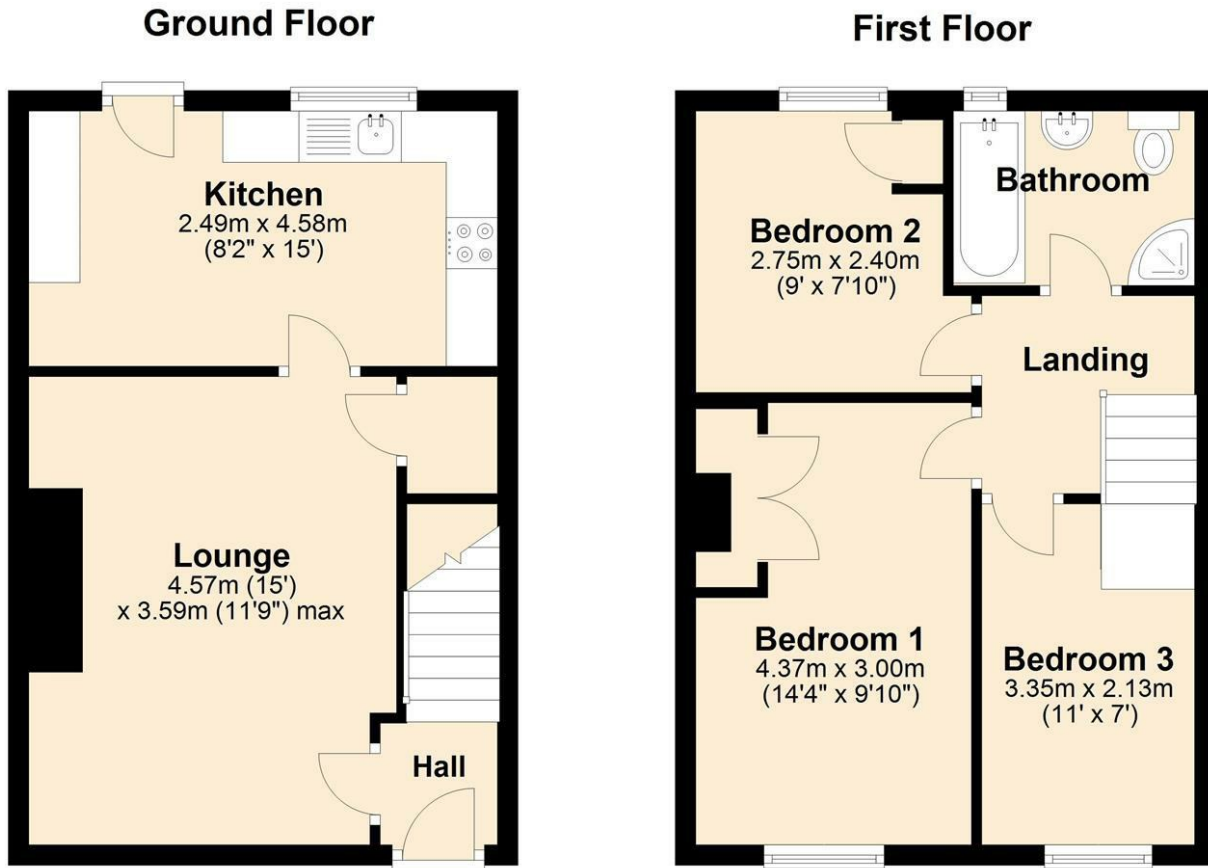
Coalfield or Mining Area - No

Planning - Non specific to this property

### Whitakers Estate Agent Declaration:

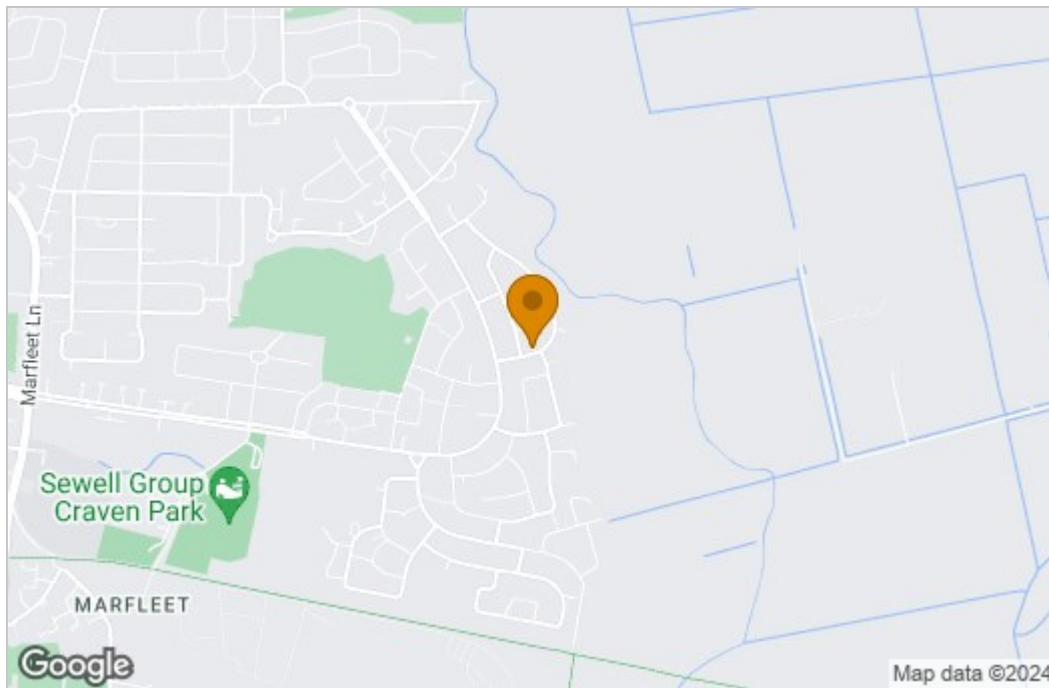
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# Floor Plan

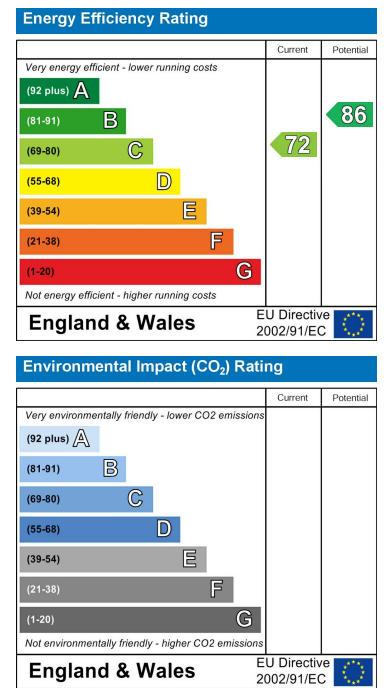


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.