

Whitakers

Estate Agents



65 Brendon Avenue, Hull, HU8 8JF

Guide price £140,000

This beautifully presented 2 bedroom extended end-terraced property WITH NO ONWARD CHAIN has come to the market!

Immaculately maintained and improved by the current owner to the highest degree, this is undoubtedly one of the finest examples of this type of property we have recently seen!

Ideally situated for local shops and amenities together with excellent transport links around the City, the property is presented in true "move in" condition and would make an excellent first purchase!

Briefly comprising; entrance hallway, Lounge, extended kitchen and conservatory to the ground floor, there are two double bedrooms and a luxurious four piece bathroom suite to the first floor.

Also benefitting from side driveway parking for two vehicles, private rear garden and detached garage together with gas central heating and newly installed UPVC double glazing, internal inspection is recommended to fully appreciate the standard of accommodation on offer!

The accommodation comprises

Entrance hallway



Composite front door into entrance hallway with laminate flooring, central heating radiator, UPVC window to side aspect and stairs to first floor.

Lounge 16'6 x 11'2 max (5.03m x 3.40m max)



Spacious lounge with UPVC walk-in bay window to front aspect. Feature fireplace with stone hearth and log burner, laminate flooring and central heating radiator.

Dining/Kitchen 14' x 11'6 max (4.27m x 3.51m max)



Extended kitchen fitted with a range of shaker style wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with fan oven below and extractor over, 1 1/2 bowl stainless steel sink/drainer, plumbing for automatic washing machine and dish washer and space for free standing fridge/freezer. Luxury vinyl flooring and UPVC windows to side and rear together with UPVC patio doors to conservatory.

Conservatory 9'6 x 7'8 (2.90m x 2.34m)



Continuation of vinyl flooring and UPVC French doors to rear garden.

First Floor Landing

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

Bedroom One 12'8 x 14'1 max (3.86m x 4.29m max)



Double bedroom with fitted wardrobes, laminate flooring, central heating radiator, walk in UPVC bay window and second UPVC window to front aspect.

Bedroom Two 13'10 x 8'7 (4.22m x 2.62m)



Second extended double bedroom with carpeted flooring, central heating radiator and UPVC window to rear aspect.

Bathroom 10'6 x 5'6 (3.20m x 1.68m)



Luxurious extended bathroom fitted with 4 piece suite to feature single shower cubicle with mains shower, panel bath, low flush wc and hand wash basin. Ladder style heated towel rail, vinyl flooring

and wall tiling to water sensitive areas together with UPVC window to rear aspect.

Outside



To the front of the property is a walled, block paved front garden and private side driveway giving off road parking for two vehicles. Gate access leads to the enclosed rear garden laid mainly to lawn with paved patio area, borders featuring an array of mature plants, trees and shrubs, detached garage and gate to rear tenfoot.

Garage

Accessed via rear tenfoot with up and over door, electric supply and UPVC door into rear garden

Tenure

The property is Freehold

EPC

EPC rating D

Council Tax

Council Tax band A

Kingston upon Hull City Council

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 -

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning application exists for the property

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=0101092PF&activeTab=summary)

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Whitakers Estate Agent Declaration:

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Floor Plan

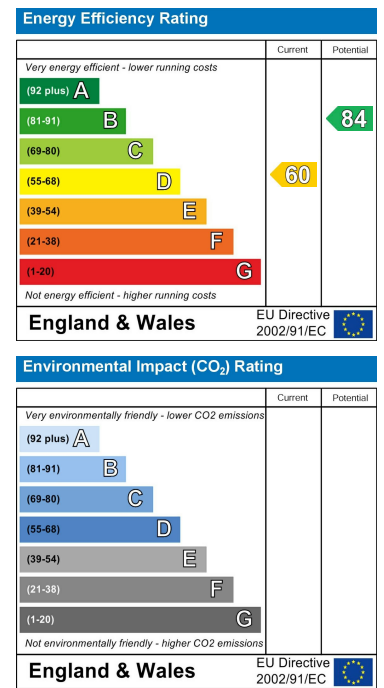


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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