

Whitakers

Estate Agents



33 Waldegrave Avenue, Hull, HU8 9BB

Offers Around £175,000

Whitakers are delighted to offer this immaculately presented and spacious 3 bedroom home to the market.

Having been much improved to a very high standard by the current owners, the property offers spacious family accommodation in "move-in" condition and is ideally positioned for the local shops and amenities of Holderness Road as well as being within walking distance of East Park and the wealth of leisure facilities on offer!

Briefly comprising; Entrance Hallway, 24ft through Lounge and Dining room, kitchen and downstairs wc to the ground floor, there are 3 generously sized bedrooms and a family bathroom to the first floor.

Also featuring a well proportioned rear garden with garage accessed via rear ten-foot together with gas central heating and UPVC double glazing, internal inspection is highly recommended!

The accommodation comprises

Entrance Hallway



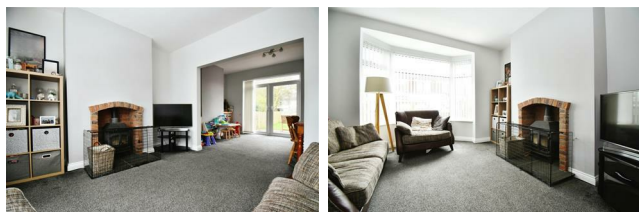
Covered Canopy porch with UPVC front door and side window leading into spacious hallway with carpeted flooring, central heating radiator, under stair storage cupboard, and carpeted stairs rising to first floor and door into inner lobby with entrance into.....

Downstairs cloakroom



With low flush wc, carpeted flooring and UPVC window to side aspect.

Lounge 13'4 x 12'4 (4.06m x 3.76m)



UPVC walk in front bay window, carpeted flooring, central heating radiator and Feature fireplace with log burner. Open through into.....

Dining Room 11'2 x 12'4 (3.40m x 3.76m)



With carpeted flooring, central heating radiator and UPVC French doors into rear garden.

Kitchen 11'7 x 7'6 (3.53m x 2.29m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with electric double oven below and extractor over, stainless steel sink unit, plumbing for under counter washing machine and space for free standing fridge/freezer. Vinyl flooring, UPVC windows to rear and side aspect and UPVC door to rear garden.

First Floor Landing



Stairs from entrance hallway rising to first floor landing with carpeted flooring, UPVC window to side aspect and loft access hatch.

Bedroom One 11'2 x 11'3 (3.40m x 3.43m)



Double bedroom with walk in UPVC bay window to front aspect, fitted sliding wardrobes to one wall, carpeted flooring and central heating radiator.

Bedroom Two 11'1 x 11'4 (3.38m x 3.45m)



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

Bedroom Three 6'6 x 9'7 max (1.98m x 2.92m max)



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

Bathroom 6'6 x 6' (1.98m x 1.83m)



Panel bath with mains shower over and fitted shower screen, low flush wc and vanity hand wash basin. Vinyl flooring, wall tiling to water sensitive areas, heated towel rail, extractor fan and UPVC window to rear aspect.

Outside



To the front of the property is a paved courtyard with fencing to perimeters and gate access to the rear where there is a generously sized garden laid mainly to lawn with patio area, fencing to perimeters and a garage to the rear which is accessed via rear tenfoot.

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.

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 - Medium

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

Broadband - Basic 21 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, no are specific to the property.

Whitakers Estate Agent Declaration:

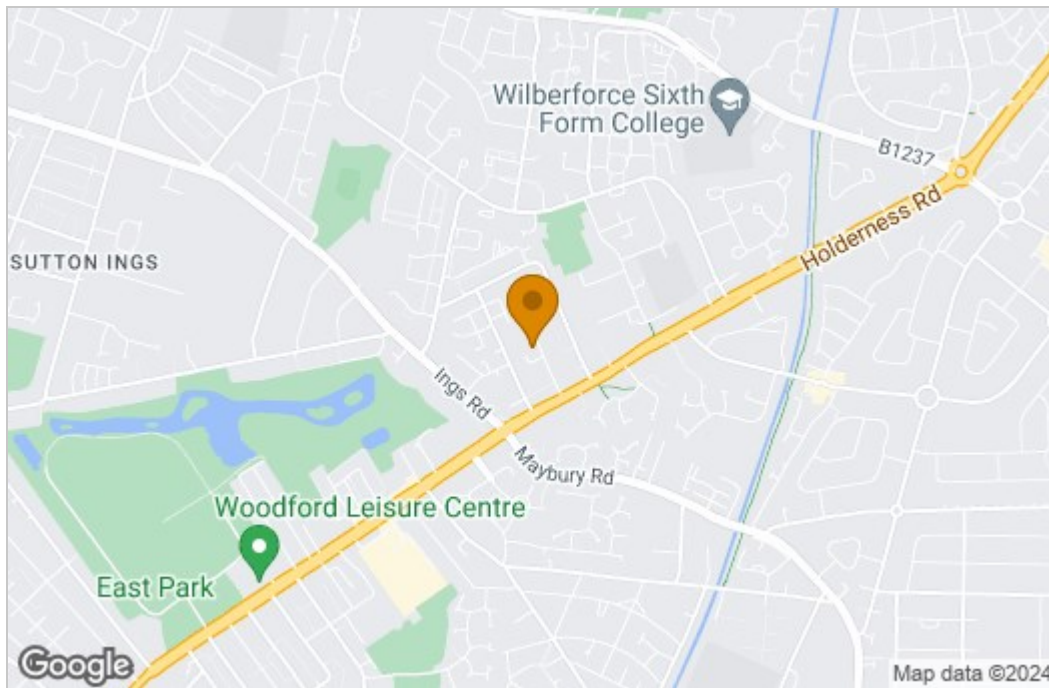
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

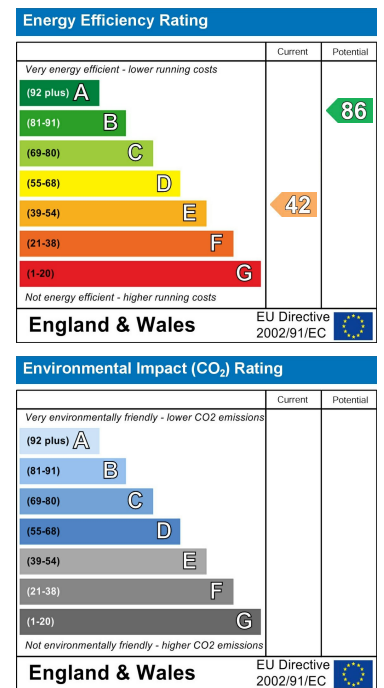


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.