

Whitakers

Estate Agents



5 Ecclesfield Avenue, Hull, HU9 5AS

Offers Around £130,000

Whitakers are pleased to bring this spacious 3 bedroom end terraced home to the market.

Located in a popular and sought after area just off Annandale Road, conveniently located for local shops, schools and amenities as well as excellent transport links around the City, the property offers spacious family accommodation and would be ideal for First Time Buyers, Families and Investors alike.

Briefly comprising; Entrance Hallway, Lounge and Dining Kitchen to the ground floor, there are 3 generously sized bedrooms to the first floor whilst fixed staircase from the first floor landing leads to a very spacious and versatile Loft Room.

Also benefitting from off road parking to the front for multiple vehicles and spacious rear garden with garage together with gas central heating and UPVC double glazing, early viewing is recommended.

The Accommodation Comprises

Entrance Hallway



UPVC door into entrance hallway with carpeted flooring and central heating radiator.

Lounge 10'6 x 15' (3.20m x 4.57m)



UPVC window to Front Aspect, carpeted flooring, central heating radiator and fireplace with inset electric fire.

Dining Kitchen 21'4 x 9'4 (6.50m x 2.84m)



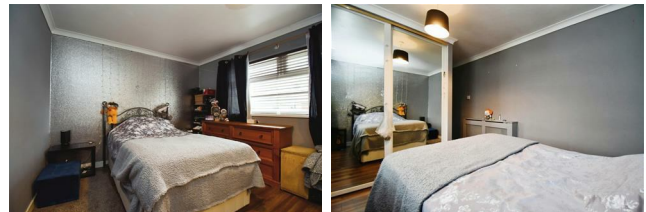
With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring induction hob and extractor fan over, mid level double oven, stainless steel sink unit, plumbing for automatic washing machine and space for under counter appliances and free standing Fridge/Freezer. Tiled flooring, built in storage cupboard, UPVC window to side aspect and UPVC French doors to rear garden.

First Floor Landing



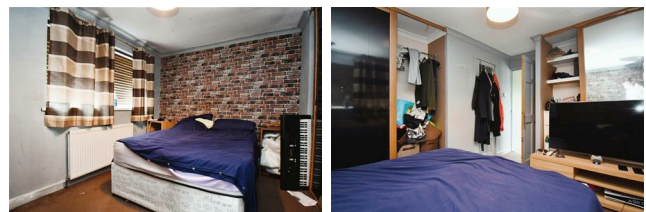
Stairs from Entrance Hallway to First Floor Landing with UPVC window to side aspect, carpeted flooring, half panelled walls and door to stairs to Loft Room.

Bedroom One 15' x 10'6 (4.57m x 3.20m)



UPVC window to Front Aspect, built in sliding wardrobes, laminate flooring and central heating radiator.

Bedroom Two 13'4 x 8'7 max (4.06m x 2.62m max)



UPVC window to Rear Aspect, built in wardrobes and storage cupboard, laminate flooring and central heating radiator.

Bedroom Three 7'6 x 9'3 (2.29m x 2.82m)

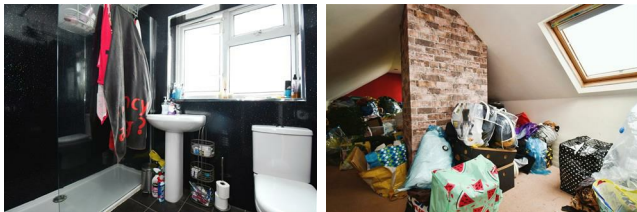


UPVC window to Front Aspect, laminate flooring and central heating radiator.

Shower Room 5'6 x 7'7 (1.68m x 2.31m)

Comprising walk in double shower with mains shower and fitted glazed screen. low flush wc, hand wash basin. Heated towel rail, tiled flooring, panelled walls and UPVC window to rear aspect.

Loft Room 21'4 x 9'10 (6.50m x 3.00m)



Door from First floor landing leading to stairs to Loft Room with twin Velux Windows and central heating radiator.

Outside



The Front of the property is half block paved giving ample off road parking and gate access to rear of the property where there is a generously sized rear garden with open aspect with artificial lawn, paved patio area, raised borders with a range of mature plants, trees and shrubs, fencing to perimeters and gates from rear tenfoot giving access to the detached garage.

Garage

The detached rear garage is accessed via the rear tenfoot with gates into the rear garden and has up and over front dooe

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 - Spooner Build

Conservation Area - No

Flood Risk - Low

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

Broadband - Standard 8 Mbps 0.9 Mbps

Ultrafast 1000 Mbps 600 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non 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

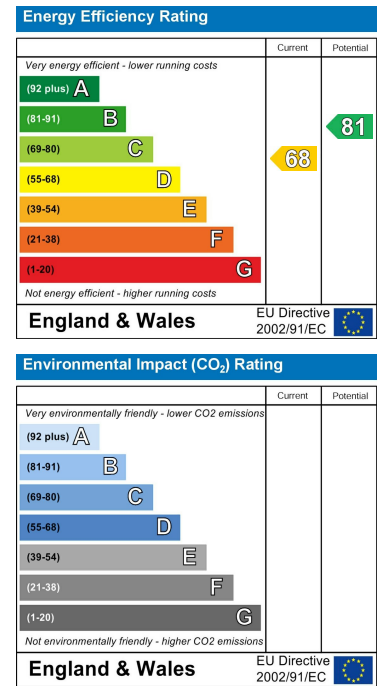


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.