

Whitakers

Estate Agents



18 Brendon Avenue, Hull, HU8 8JE

Offers Around £110,000

NO NEED TO WORRY ABOUT A CHAIN this traditional style mid terrace house is well presented and will certainly be of interest to the first time buyer, the busy professional and may pique the interest of the discerning investor. Situated in this popular and sought after area to the East of the city, this traditional style mid terrace house is well presented.

The accommodation comprises entrance hall, lounge, fitted dining kitchen, two bedrooms of good proportion and a first floor bathroom. With gas central heating to radiators and double glazing, this property is set within pleasant gardens and offers rear vehicular access to a garage.

Appointments to view are welcome .

Entrance Hall
With staircase off and a radiator.

Lounge 11'5" x 10'10" (3.50 x 3.32)



Plus an angled bay window to the front aspect, a radiator and a useful under stairs storage cupboard

Dining Kitchen 13'10" x 6'4" (4.22 x 1.95)



A good range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset stainless steel sink unit with mixer tap. Partially tiled walls, laminate flooring, window to the rear aspect, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven, four ring gas hob and

Bedroom One 13'10" x 10'0" max (4.22 x 3.05 max)



Plus an angled bay window to the front aspect and into a recess. There is also a radiator.

Bedroom Two 8'0" x 7'10" (2.45 x 2.40)



Window to the rear aspect and a radiator

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and floor, a shower attachment and a shower screen to the bath side,

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden of good proportion, laid to lawn with a paved patio area and a decking seating area. There is also a garden shed.

Car Parking

"Tenfoot" vehicular access leads to the rear of the property where there is a single garage.

Council Tax
Hull City Council - Band A

Tenure
This property is Freehold

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 under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 4 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

Coalfield or Mining Area -No

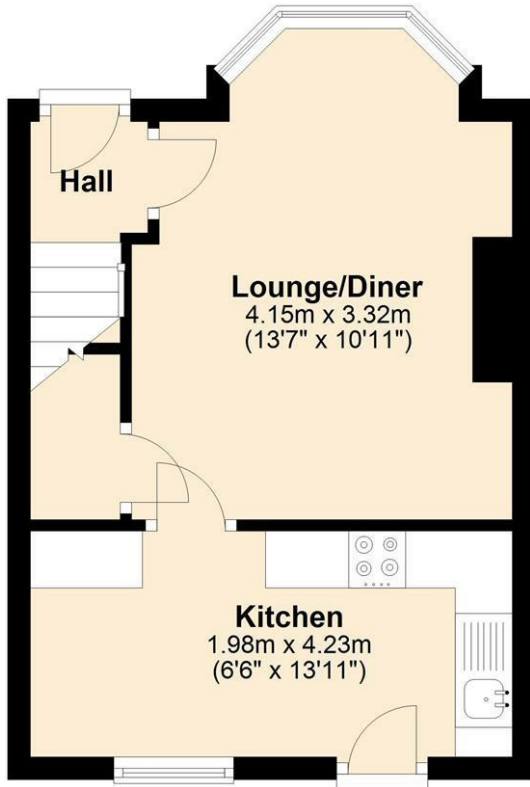
Planning -None specific to the property, however planning applications have been made within the vicinity

Whitakers Estate Agent Declaration:

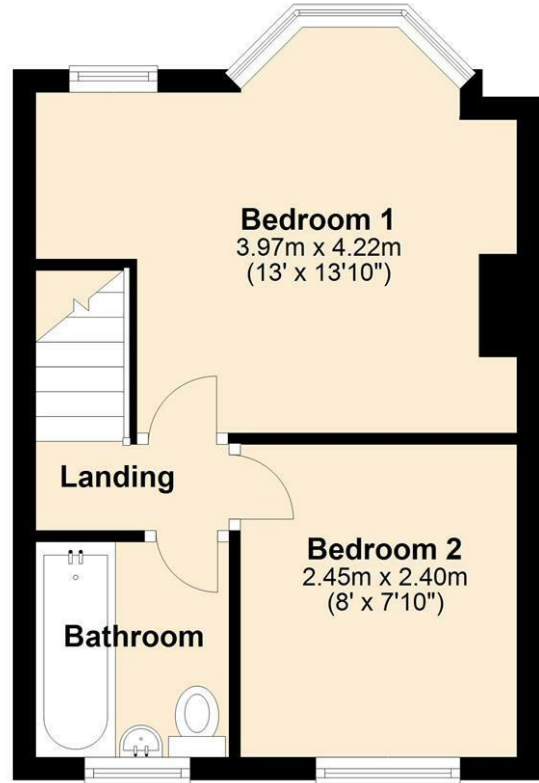
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Floor Plan

Ground Floor



First Floor

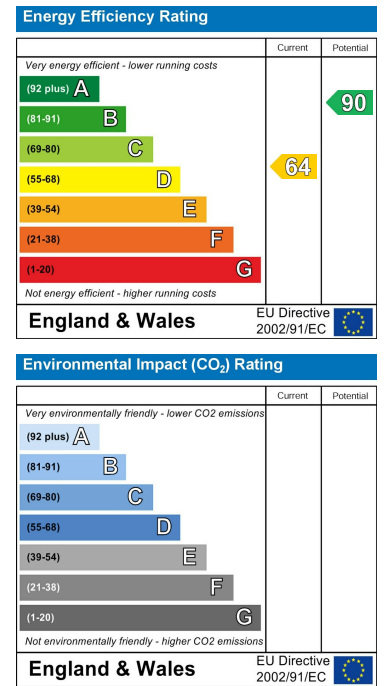


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.