

Whitakers

Estate Agents



12 Farndale Avenue, Hull, HU9 2PH

£105,000

ATTENTION FIRST TIME BUYERS , YOUNG FAMILIES AND THE DISCERNING INVESTOR WITH AN EYE .
ON THE LUCRATIVE LETTINGS MARKET .

Situated in the sought after "Dales" area to the East of the City, this traditional style mid terrace house represents an excellent opportunity. The accommodation briefly comprises entrance hall, lounge, fitted kitchen with built in appliances, three first floor bedrooms and a bathroom with a "spa" bath.

Having gas central heating to radiators and double glazing, the property is set within pleasant gardens and has tenfoot vehicular access to the rear. Offering vacant possession upon completion, further enquiries in order to view are welcome

Storm Porch

Entrance Hall

With staircase to the first floor.

Lounge 15'1" x 14'7" (4.60 x 4.45)



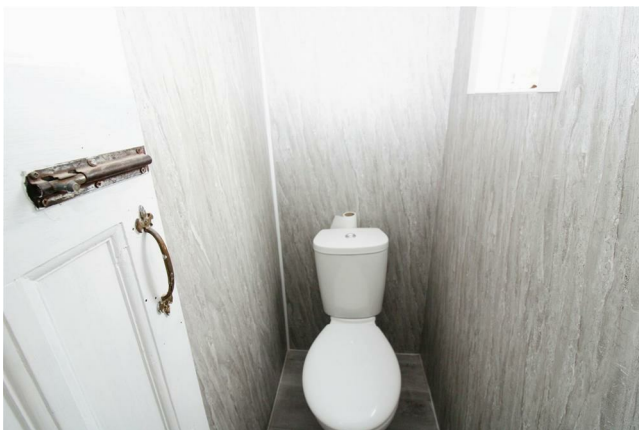
Three quarter angled bay window to the front aspect, staircase off with useful under stairs storage cupboard, Louis style fire surround with marble effect back and hearth and a radiator

Fitted kitchen 15'1" x 10'5" (4.60 x 3.20)



A good range of contemporary fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Two windows to the rear aspect, laminate flooring, a radiator and integrated appliances include and electric oven, an electric induction hob and a stainless steel over head extractor canopy.

WC



Ideal for the kids and guests.

Bedroom One 15'1" x 8'6" max (4.60 x 2.61 max)



A three quarter angled bay window to the front aspect and a radiator.

Bedroom Two 11'2" x 8'9" (3.42 x 2.67)



Window to the rear aspect and a radiator.

Bedroom Three 8'2" x 6'0" (2.50 x 1.85)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise a panelled "spa" bath, wash hand basin and a low level wc. Tiled walls, a radiator, extractor fan and there is a shower attachment to the bath.

Gardens



To the front of the property is a small enclosed garden with flowers and shrubs and to the rear is again, an enclosed garden of good proportion.

Off street parking amenities

To the rear of the property is a garage that does need attention, but a gated tenfoot accessible via two entrances provides potential parking space for two cars.

Tenure

This property is freehold

Council Tax

Hull City Council - Band A

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

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.

Free Market Appraisals/Valuations

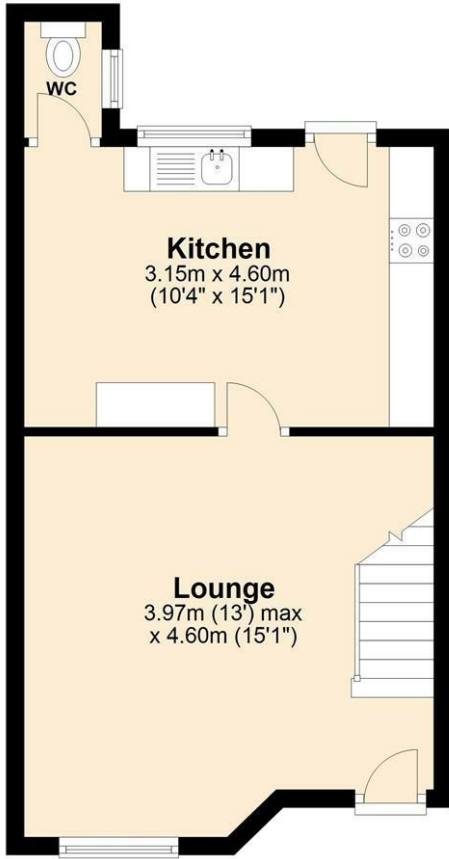
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes:

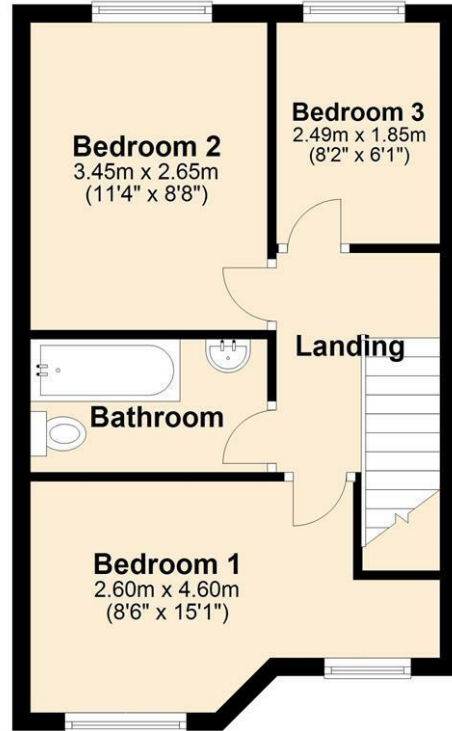
Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Floor Plan

Ground Floor

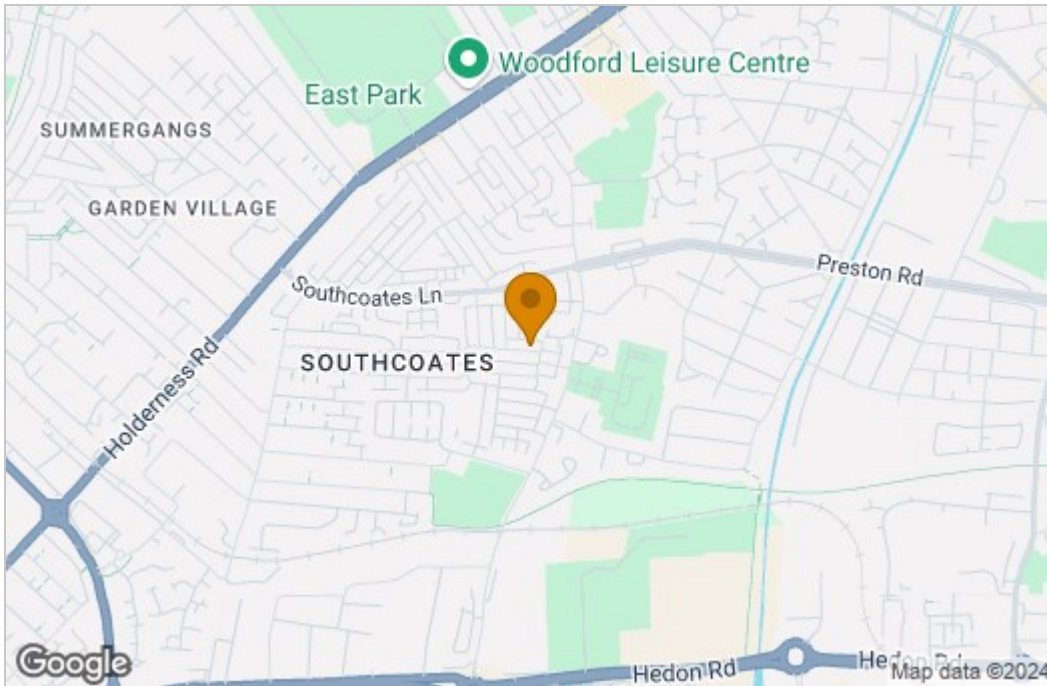


First Floor

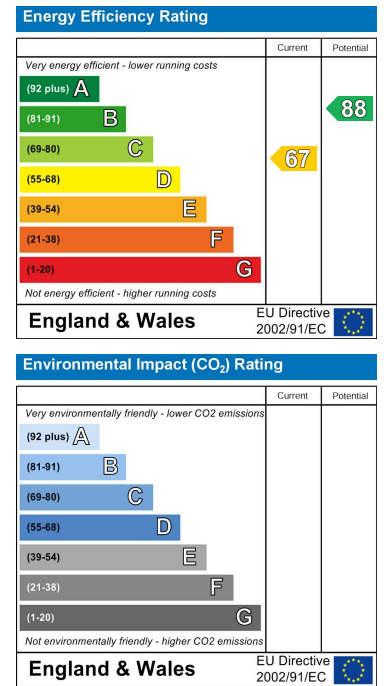


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.