

# Whitakers

Estate Agents



## 97 James Reckitt Avenue, Hull, HU8 7TJ

**£160,000**

Situated to the East of the city as part of the popular and sought after Garden Village development, this mid terrace property combines the traditional with the contemporary to appealing affect and is attractively presented throughout.

The accommodation briefly comprises entrance hall, lounge, fitted dining kitchen with an array of integrated appliances, ground floor bathroom, three first floor bedrooms of good proportion and has gas central heating to radiators and double glazing. With gardens ideally suited to outdoor entertainment and car parking amenities for two vehicles to the rear, the property represents an ideal opportunity for the growing family and internal inspection will not disappoint.

### Entrance Hall

With staircase off, laminate flooring and a radiator.

### Lounge 12'7" x 11'7" (3.86 x 3.55)



Window to the front aspect, laminate flooring, feature fire place, a radiator and useful under stairs storage cupboard. Opens to:

### Dining Kitchen 15'7" x 9'10" (4.75 x 3.00)



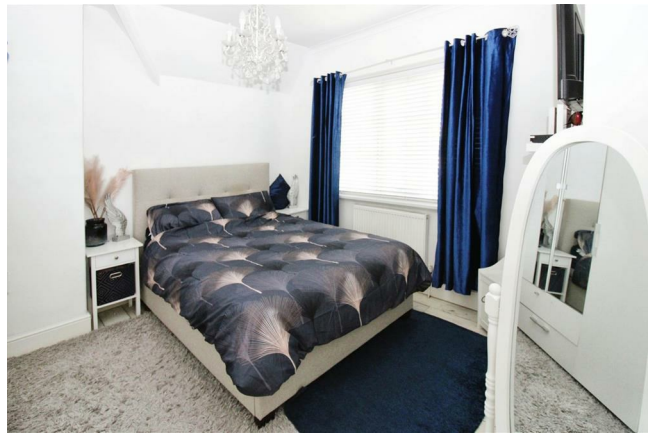
A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. There is a matching seating area to the dining area, laminate flooring, a tall contemporary style radiator, spotlights to the ceiling, partially tiled walls and integrated appliances include an "American" style fridge/freezer, an electric oven, four ring gas hob, stainless steel over head extractor canopy and a microwave oven. French Doors give access to the rear garden.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is a shower unit over the bath

### Bedroom One 12'7" x 11'7" (3.86 x 3.55)



Window to the front aspect, laminate flooring, useful built in storage cupboard and a radiator.

### Bedroom Two 13'5" x 8'4" (4.10 x 2.55)



Window to the rear aspect, laminate flooring and a radiator.

### Bedroom Three 10'2" x 7'2" (3.10 x 2.20)



Window to the rear aspect, laminate flooring and a radiator

## Gardens



There is a small enclosed garden to the front of the property and to the rear a garden which has a large decking and seating area, ideally suited for entertainment.

## Car Parking

Accessible via double gates to the rear of the property, there is an area of decorative aggregates making available a space to accommodate two vehicles.

## Council Tax

Hull City Council - band B

## 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 - Yes. Some restrictions apply

Flood Risk -Low

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

Broadband - Basic 4Mbps and Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

## Whitakers Estate Agent Declaration:

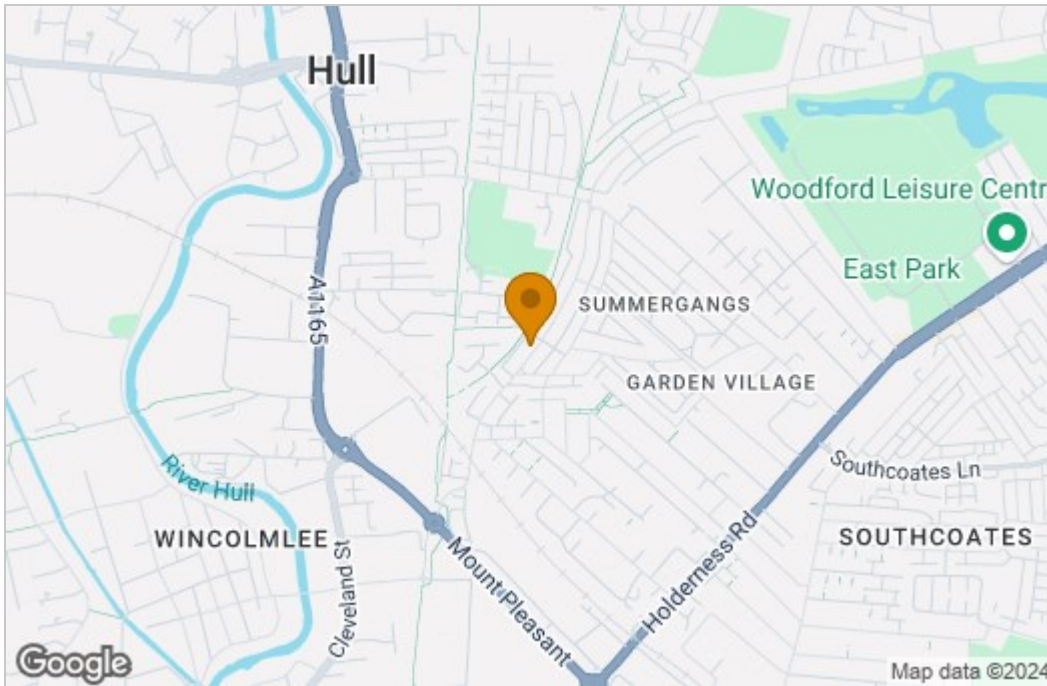
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# Floor Plan

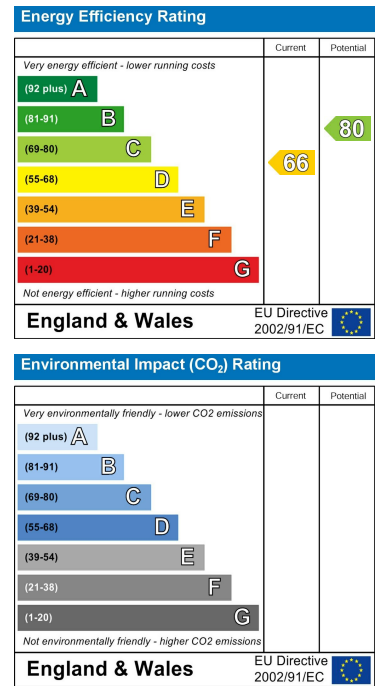


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.