

# Whitakers

Estate Agents



## 74 Winchester Avenue, Hull, HU9 4TU

**£169,950**

This lovely 2 bedroom (formerly 3) semi-detached TRUE bungalow is available to purchase with NO ONWARD CHAIN.

Well presented throughout, the property has been much improved and modified by the current owners and represents an outstanding opportunity to purchase a spacious bungalow in a popular and sought after area.

Ideally situated on a quiet cul-de-sac in this popular residential location, well positioned for local shops and amenities, the property briefly comprises; spacious entrance hallway, lounge, dining kitchen, conservatory shower room and two double bedrooms, both with fitted wardrobes.

With ample off road parking and detached garage together with a lovely rear garden with open aspect and summer house, the property also benefits from uPVC glazing and gas central heating hence, early viewing is recommended!

## The Accommodation Comprises

### Entrance hallway



uPVC door into entrance hallway with carpeted flooring, central heating radiator and storage cupboard.

### Lounge 12'6 x 15'6 (3.81m x 4.72m)



With uPVC bow window to front aspect, carpeted flooring, central heating radiator and fire surround with inset electric fire.

### Dining Kitchen 14'4 x 15'6 (4.37m x 4.72m)



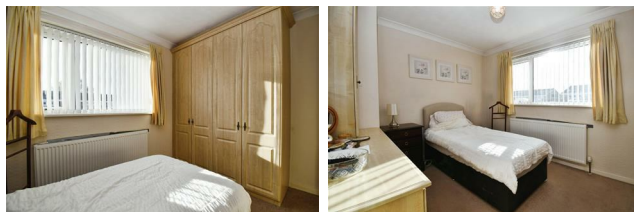
Spacious dining kitchen with a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring gas hob with electric fan oven below and extractor over and stainless steel sink with mixer taps over. Plumbing for automatic washing machine, space for under counter appliances, carpeted flooring, central heating radiator, chrome heated towel rail, built in storage cupboard, two uPVC windows to rear and uPVC door into....

### Conservatory 9' x 14'4 (2.74m x 4.37m)



With solid roof, carpeted flooring and uPVC French doors to rear garden.

### Bedroom One 9'4 max x 11'6 (2.84m max x 3.51m)



With uPVC window to front aspect, carpeted flooring central heating radiator and built in furniture.

### Bedroom Two 7'10 x 11'6 (2.39m x 3.51m)



With uPVC window to rear aspect, carpeted flooring central heating radiator and built in sliding wardrobes.

### Shower Room 8' x 5'1 (2.44m x 1.55m)



Shower cubicle with wall mounted mains shower, low flush wc and hand wash basin. Wall tiling to water sensitive areas, central heating and uPVC window to side aspect.

### Outside



The front of the property is block paved giving ample off road parking whilst the resin shared driveway to the side of the property leads to the detached single garage. The private rear garden enjoys an open rear aspect and features artificial lawn and paved seating areas for ease of maintenance whilst there is a handy storage shed and a lovely spacious summer house with electric supply.

### Garage

Accessed via shared side driveway with remote roller door and electric supply.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

EPC rating B

### 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 - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

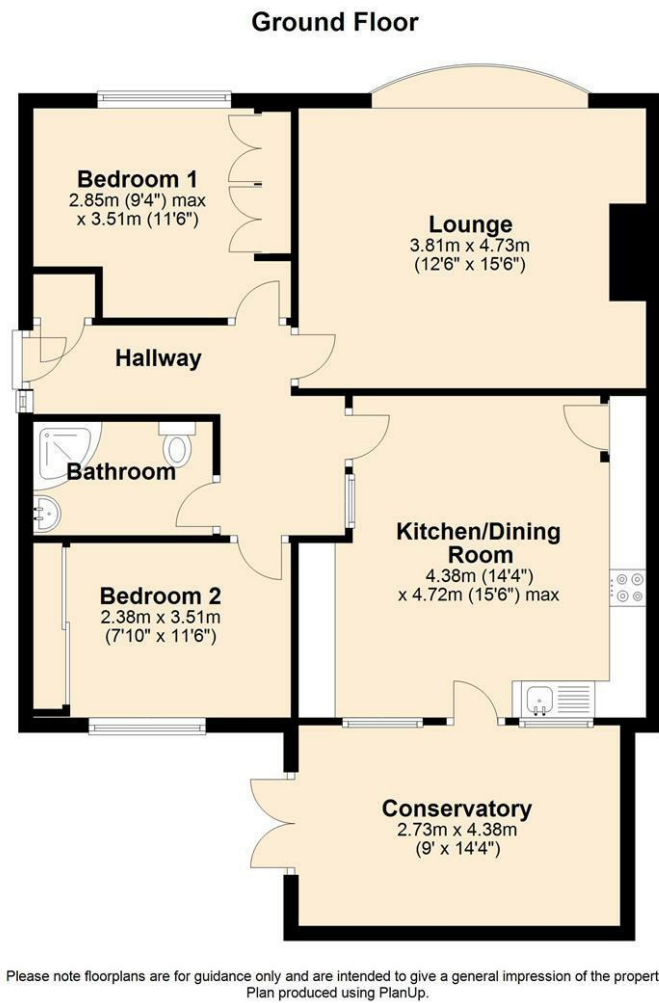
Coalfield or Mining Area - No

Planning - None specific to the property

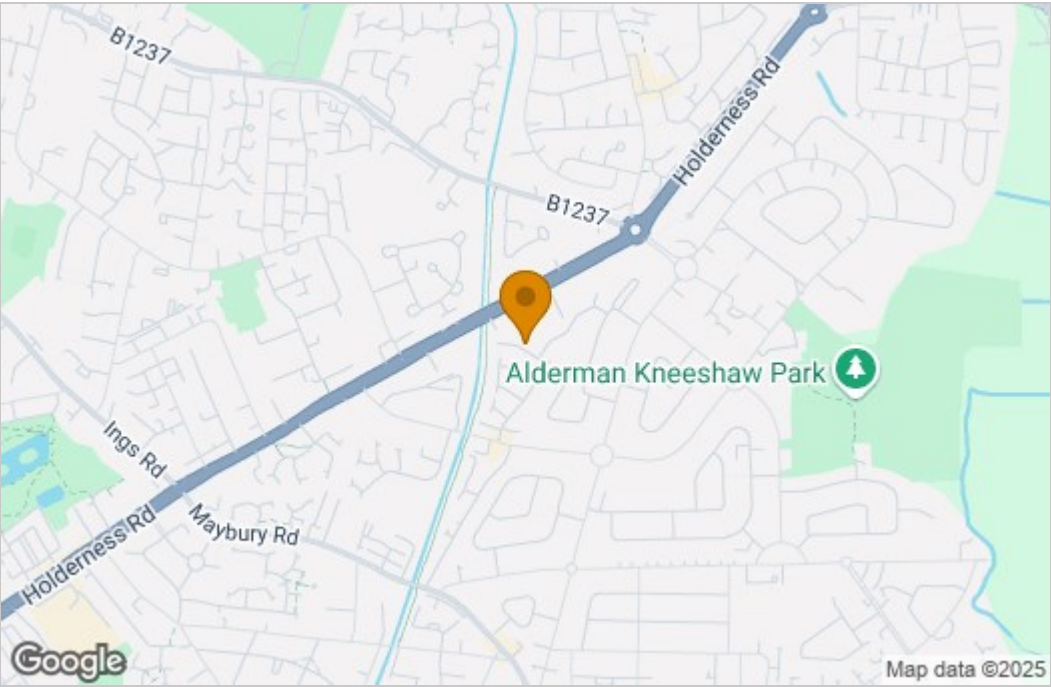
### Whitakers Estate Agent Declaration:

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.

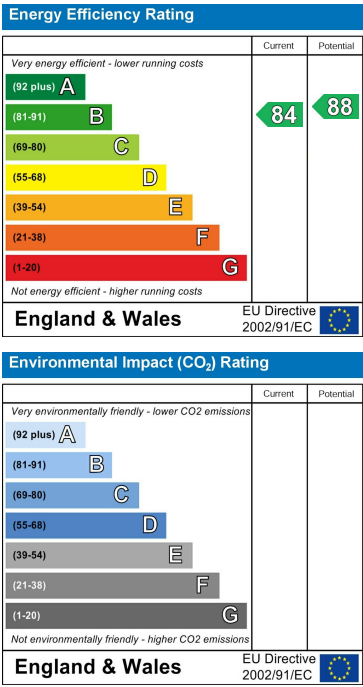
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.