

Whitakers

Estate Agents



4 Elm Avenue, Hull, HU8 8PZ

Offers Over £300,000

This Outstanding 3 Bedroom Family home truly does need to be viewed to be fully appreciated!

Having undergone a full programme of improvement and renovation by the current owners to present one of the finest examples that this Agent has seen, the property is tastefully and stylishly modernised to the highest standards whilst retaining many of the original features and character that give this style of property their timeless charm and appeal!

Situated on a tree lined Avenue in the heart of ever popular and sought after Garden Village, close to local shops, amenities and highly regarded local primary and secondary schools, this stunning family home is presented in true "move-in" condition!

Briefly comprising; covered storm porch leading into spacious entrance hallway, front lounge, separate dining room, fitted dining kitchen with larder, utility room and shower room to the ground floor whilst to the first floor there are 3 double bedrooms and a lovely family bathroom with period cast iron bath.

Also benefitting from a lawned front garden with private side resin driveway providing off road parking together with a spacious rear garden with summer house and storage shed, the property also boasts a modern gas central heating system and uPVC glazing throughout.

This property is sure to prove popular hence early viewing is essential!

The Accommodation Comprises

Storm Porch

Entrance door leading into:

Entrance Hallway



Upvc double glazed windows, gas central heating radiator, wood effect flooring, coved ceiling, under stairs storage cupboard and staircase to the landing off.

Lounge 15'7 x 12'1 (4.75m x 3.68m)



Upvc double glazed bay window, gas central heating radiator, Adam style surround with a cast iron fireplace, open grate, tiled inserts and a marbled hearth, picture rail and a coved ceiling.

Dining Room 15'2 x 12'1 (4.62m x 3.68m)



Upvc double glazed window to the rear elevation, gas central heating radiator, feature fireplace and a multi-fuel burner, coved ceiling and a picture rail.

Kitchen 11'6 x 12' (3.51m x 3.66m)



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with marble worktops, inset sink, plumbing for an automatic dish washing machine, space for a range style cooker, picture rail and wood effect flooring. The kitchen features a large walk in larder with a Upvc double glazed window.

Utility Room 7'1 x 6'5 (2.16m x 1.96m)



Composite side entrance door, Upvc double glazed window, gas central heating radiator, fitted base unit and marble worktops and upstands, plumbing for an automatic washing machine, tiled flooring and a plate rack.

Shower Room



Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising quadrant shower cubicle, pedestal wash basin and a low flush WC, extractor fan and tiled flooring.

First Floor Landing

Upvc double glazed window to the side elevation, coved ceiling and access to the loft space.

Bedroom One 13'9 x 12'1 (4.19m x 3.68m)



Upvc double glazed window to the front elevation, gas central heating radiator, featuring a cast iron fireplace with an open grate, tiled inserts and hearth and a coved ceiling.

Bedroom Two 13'5 x 12'3 (4.09m x 3.73m)



Upvc double glazed window overlooking the rear garden, gas central heating radiator and a coved ceiling.

Bedroom Three 11'7 x 12'2 (3.53m x 3.71m)



Upvc double glazed window to the side elevation, gas central heating radiator, featuring a cast iron fireplace with an open grate, tiled inserts and hearth, storage cupboard and a coved ceiling.

Bathroom



Upvc double glazed window, heated towel rail and gas central heating radiator, fully tiled walls and tiled flooring and fitted with a three piece suite comprising cast iron free standing bath, pedestal wash basin and a low flush WC.

Outside



Set in the heart of Garden Village, the property has a lawned garden to the front with a resin driveway and path, together with a boundary hedge. A side gate provides access to the side garden which is paved with a boundary hedge providing an additional seating area. The west facing rear garden is mainly lawned with a boundary hedge, paved patio's and a summerhouse. A large pre cast concrete shed is to the rear of the garden with additional off street parking.

Tenure

The property is Freehold

Council Tax

EPC

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 - Garden Village

Flood Risk - Very Low

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

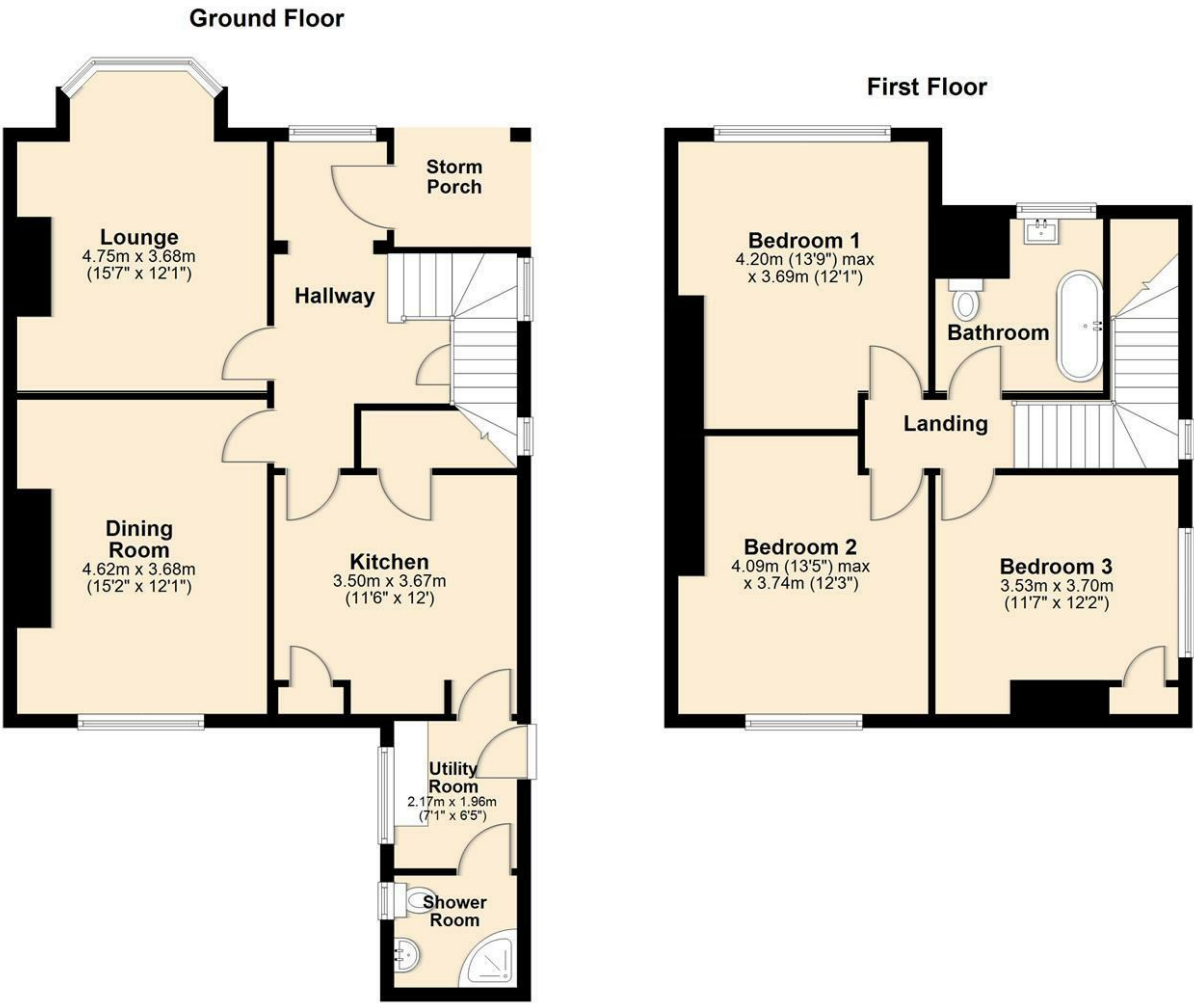
Coalfield or Mining Area - No

Planning - No

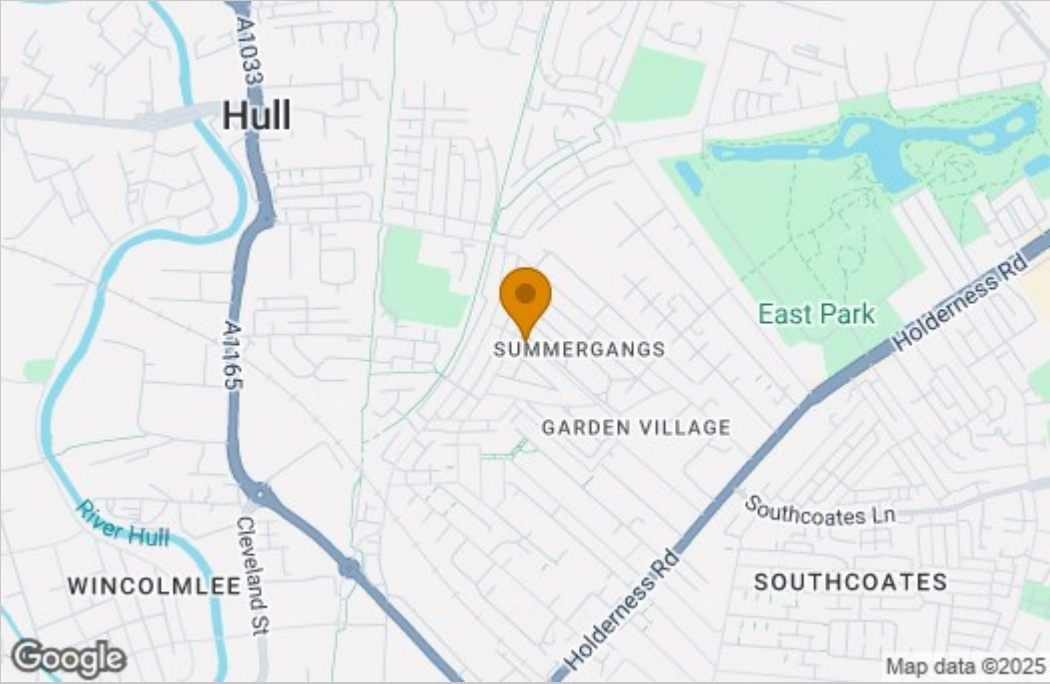
Whitakers Estate Agent Declaration:

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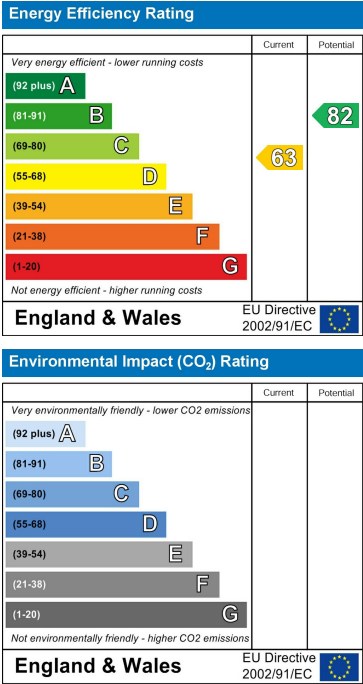
Floor Plan



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.