

Whitakers

Estate Agents



16 Southcoates Avenue, Hull, HU9 3HA

Asking Price £155,000

This outstanding 3 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

Having just undergone a programme of modernisation and improvement by the current owners which includes a stunning new integrated fitted kitchen, and refurbished bathroom and cloakroom, the property is presented in "move-in" condition!

Conveniently situated for the range of retail and leisure facilities of Holderness Road as well as being just a stones throw from East Park and Woodford Leisure centre as well as highly regarded local schools, the property would be ideal for the first time buyer and growing family alike!

Offering incredibly spacious family accommodation, the property briefly comprises; entrance hallway, through lounge/dining room, contemporary fitted kitchen, utility room/bar, conservatory and downstairs cloakroom to the ground floor, 3 bedrooms and a modern fitted bathroom to the first floor whilst a fixed staircase from the first floor landing leads to the versatile loft room.

Having the additional benefit of a lovely enclosed rear garden with ten-foot access as well as gas central heating and uPVC double glazing throughout, internal inspection is recommended!

The Accommodation Comprises

Entrance Hallway



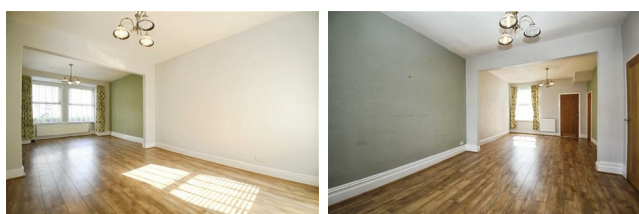
Covered storm porch with composite entrance door into hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 14' x 11'6 (4.27m x 3.51m)



With uPVC bay window to front aspect, central heating radiator and laminate flooring which extends into....

Dining Room 13' x 11'6 (3.96m x 3.51m)



Continuation of laminate flooring, uPVC window to rear aspect, central heating radiator and under stair cupboard.

Fitted Kitchen 14'7 x 9'6 (4.45m x 2.90m)



Stunning newly fitted kitchen comprising a range of contemporary wall, base and tower units with contrasting work surfaces. 4 ring halogen hob with extractor over, mid level electric fan oven with integrated combi-microwave above. Composite 1 1/2 bowl sink with mixer taps over, integrated fridge/freezer and dish washer and plumbing for automatic washing machine.

Breakfast bar seating, tiled walls, laminate flooring, ceiling spotlights and enclosed wall mounted combi-boiler.

Utility Area/Bar 7'10 max x 9'6 (2.39m max x 2.90m)



With tiled flooring, half tiled walls, central heating radiator, fitted wall and base units, uPVC door into rear garden and door into....

Downstairs Cloakroom



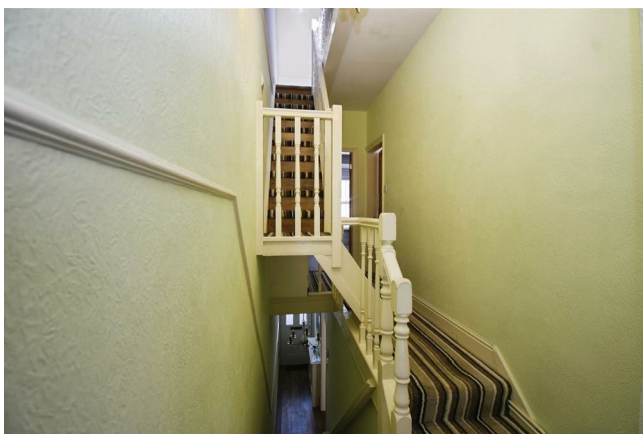
Newly installed low flush wc with cistern top hand wash basin, tiled walls and flooring and uPVC window.

Conservatory 7'10 x 9'6 (2.39m x 2.90m)



With tiled flooring and uPVC doors into rear garden.

First Floor Landing



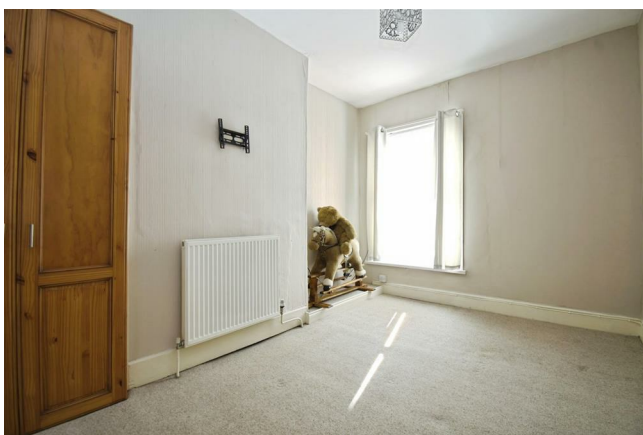
Stairs from entrance hallway to first floor landing with carpeted flooring, fitted cupboards and stairs to loft room.

Bedroom One 11'1 max x 14'10 (3.38m max x 4.52m)



With uPVC bay window to front aspect, carpeted flooring, fitted wardrobes and furniture and central heating radiator

Bedroom Two 13' x 9'6 (3.96m x 2.90m)



With uPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator

Bedroom Three 9'8 x 9'5 (2.95m x 2.87m)



With uPVC window to rear aspect, carpeted flooring, fitted furniture and central heating radiator

Bathroom



Fully refurbished bathroom suite comprising bath with mains shower over and fitted screen, concealed cistern wc and vanity sink unit. Tiled walls and flooring and uPVC window to side aspect.

Loft Room 11'9 x 13'3 (3.58m x 4.04m)



Fixed staircase from the first floor landing leads to the versatile loft room with carpeted flooring, ceiling spotlights, central heating radiator, twin velux windows, fitted furniture and eaves storage.

Outside



To the front of the property is a small courtyard with wrought iron fencing. To the rear of the property is a generously sized low maintenance garden with decked and paved seating areas, mature plants and trees, a large shed and gate access to the rear tenfoot.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating Awaited

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 - Medium

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

Broadband - Basic 20 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

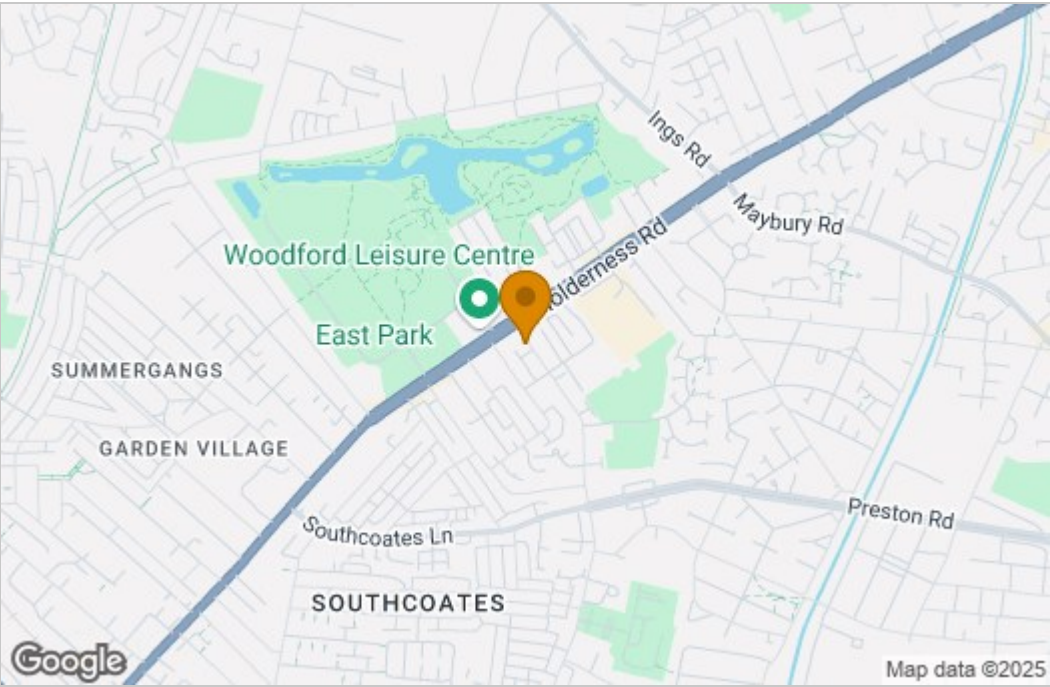
Whitakers Estate Agent Declaration:

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.

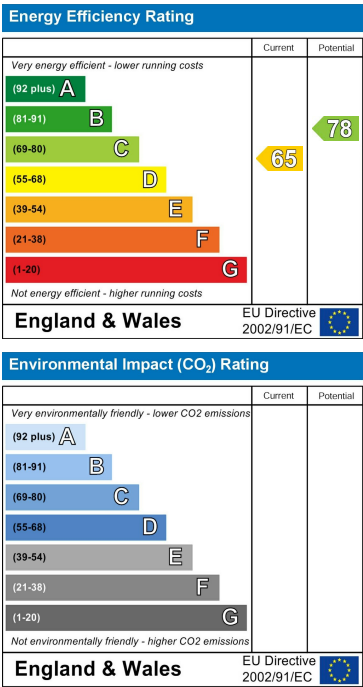
Floor Plan



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