

Whitakers

Estate Agents



14 Watson Avenue, Hull, HU9 4RJ

Offers In The Region Of £129,950

This well presented 3 bedroom property is available to purchase with NO ONWARD CHAIN!

Situated on the popular Sutton Trust estate, conveniently positioned for local shops, schools and amenities together with excellent transport links around the City, the property would be ideal for first time buyers, families and investors alike!

Having been much improved by the current owners to include a lovely modern bathroom and refurbished kitchen, the property briefly comprises; entrance hallway, lounge, kitchen, rear lobby and downstairs cloakroom to the ground floor whilst to the first floor there are 3 well proportioned bedrooms and a modern bathroom.

Having the additional benefit of off road parking to the front of the property and a generously sized rear garden together with gas central heating throughout and majority uPVC glazing, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Front entrance door into hallway with carpeted flooring, central heating radiator and stairs to first floor.

Lounge 13'6 x 14' (4.11m x 4.27m)



With uPVC bay window to front aspect, laminate flooring, central heating radiator, fireplace with electric fire and under stair cupboard.

Kitchen 9'2 x 14' (2.79m x 4.27m)

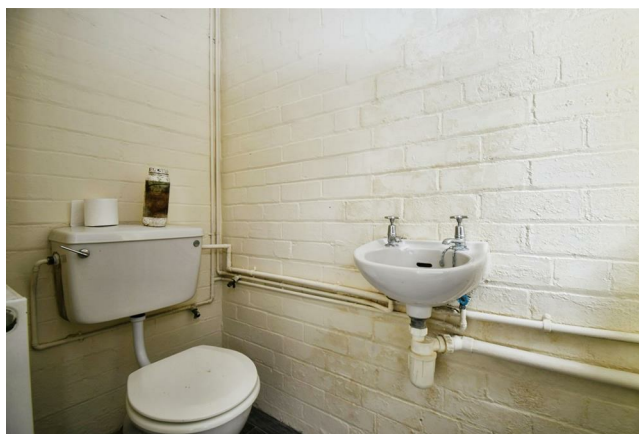


Refurbished kitchen featuring a range of fitted base units, contrasting work surfaces and tiled splash backs. 4 ring electric hob with extractor over and newly installed electric fan oven below. 1 1/2 bowl stainless steel sink/drainers and plumbing for automatic washing machine. Vinyl flooring, built in larder cupboard, uPVC windows to side and rear and door into....

Rear Lobby

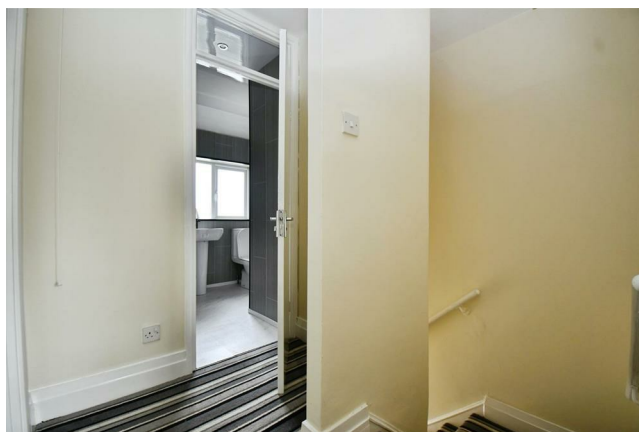
With vinyl flooring, uPVC door into rear garden and internal door into....

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator and uPVC window to rear.

First Floor Landing



Stairs from entrance hallway to carpeted first floor landing.

Bedroom One 10'6 x 10'9 (3.20m x 3.28m)



Two uPVC windows to front aspect, central heating radiator, carpeted flooring and built in storage cupboards.

Bedroom Two 10'9 x 9'10 (3.28m x 3.00m)



uPVC window to rear aspect, central heating radiator, carpeted flooring and built in storage cupboard

Bedroom Three 7'11 x 9'5 (2.41m x 2.87m)



uPVC window to rear aspect, central heating radiator and carpeted flooring.

Bathroom



Stunning first floor bathroom comprising shaped bath with mixer taps and electric shower over, low flush wc and pedestal sink with mixer taps. Panelled walls, vinyl tiled flooring heated towel rail and uPVC window to front aspect.

Outside



The front of the property features hard standing

with wrought iron gates and fencing providing off road parking.

Gated side passage access leads to the spacious rear garden with handy brick built shed and fencing to perimeters.

Tenure

The property is Freehold although there is a service charge believed to be £6 per annum payable to Sutton Trust for the upkeep of the exterior roads. These details should be verified via Vendors Solicitors

Council Tax

Council Tax band A

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 - Very Low

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

Broadband - Basic 8 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

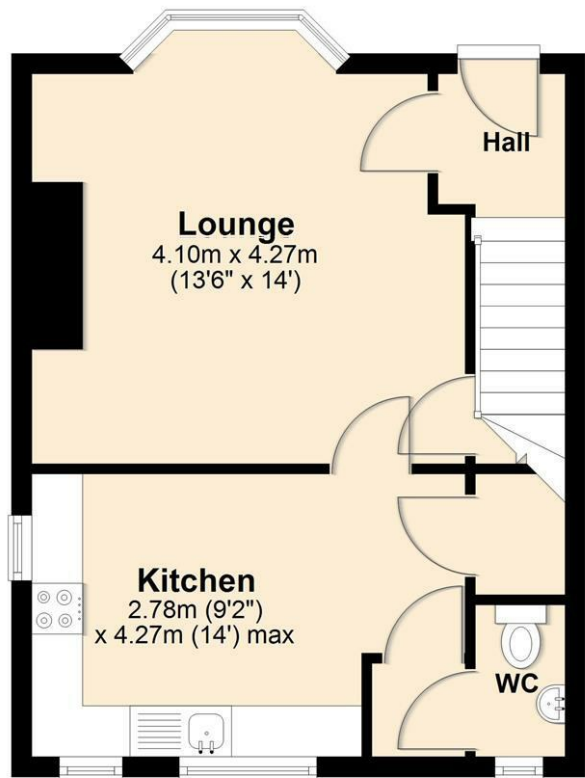
Planning - No

Whitakers Estate Agent Declaration:

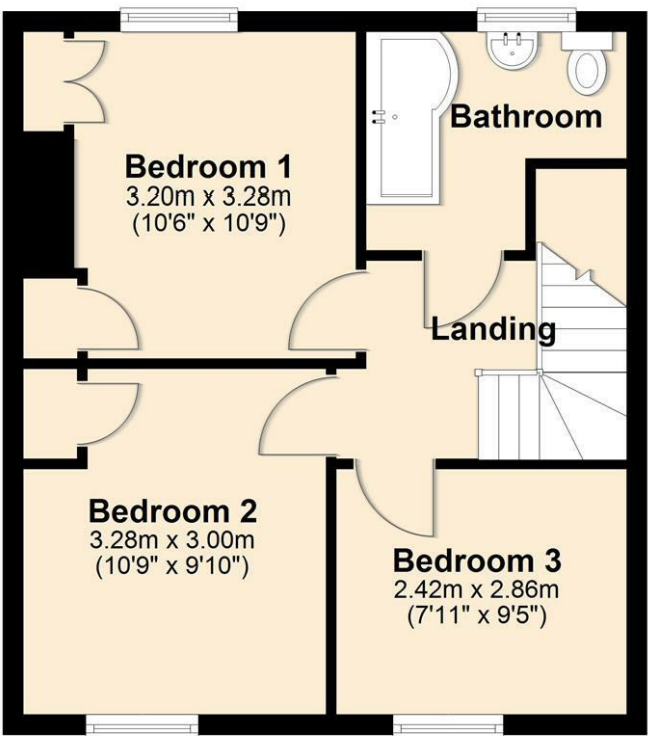
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Floor Plan

Ground Floor



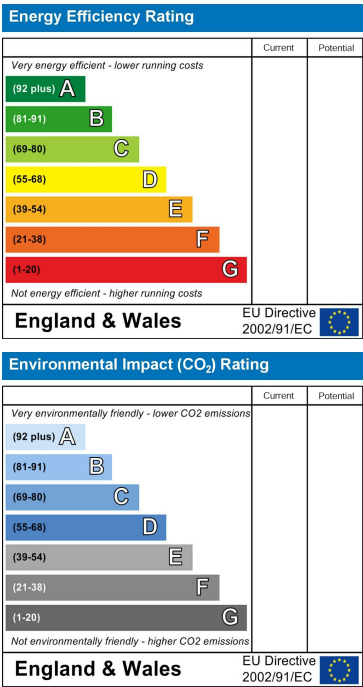
First Floor



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.