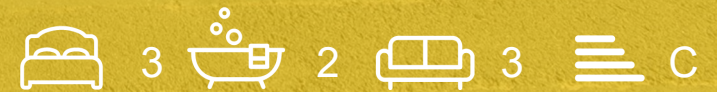


staniford
grays



31a Hawthorne Avenue, Willerby, Hull, HU10 6JQ

Offers In Excess Of £280,000





31a Hawthorne Avenue

Hull, HU10 6JQ

- DECEPTIVELY SPACIOUS BUNGALOW HOME
- EXTENDED TO FIRST FLOOR LEVEL
- MODERNISED INTERIOR
- PRIVATE GARDENS
- THREE RECEPTION ROOMS
- VERSATILE LAYOUT
- GENEROUS PARKING
- SOLAR PANELS TO ROOF SPACE
- THREE BEDROOMS
- 2 BATHROOMS

DECEPTIVELY SPACIOUS AND CONSIDERABLY EXTENDED BUNGALOW HOME. VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR A READY TO MOVE IN PROPERTY WITH FLEXIBLE LIVING.

Having been cosmetically upgraded internally, with bedroom accommodation provided to both floor levels and the benefit of open plan reception space.

The versatile living accommodation includes; Entrance Hallway, Lounge, Breakfast Kitchen open to Conservatory and Dayroom with a well proportioned ground floor Bedroom and Bathroom. To the first floor level two double Bedrooms feature accessed with a Shower Room to the guest Bedroom.

Externally, a double driveway offers generous parking provision with private gardens with storage provision and raised decked patio. Solar panels exist also to the south roof space.

The bungalow on offer remains a must view property for all serious applicants looking for a ready to move in home.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

A composite style entrance door with laminate to floor coverings and inner hallway leading through to ground floor bedroom space and reception lounge, opening through to dining/ day room.

RECEPTION LOUNGE

Enjoying a pleasant front facing outlook with uPVC double glazed bow window. Offering good levels of natural daylight and suitably sized to accommodate furniture suite.

14'0" x 12'11" (4.27 x 3.94)

OPEN PLAN DINING ROOM

A versatile reception space used by the current vendors as a formal dining space, but has potential to be used as a sitting room also. With laminate to full floor coverings, return staircase approach leading to first floor level. Deep and generously sized storage cupboard housing auxiliaries for photovoltaic panels. With open archway through to...

16'0" x 8'9" (4.90 x 2.68)

KITCHEN/ DAY ROOM

This smartly appointed kitchen benefits from contemporary style wall and base units with contrasting work surface over. Stainless steel inset sink and drainer, gas hob with extractor canopy. Inset spotlights to ceiling, mid level oven and mid level microwave with space for further freestanding white goods including plumbing for washing machine. uPVC double glazed window to garden facing outlook and being open plan through day room/ conservatory.

12'4" x 26'6" (3.76 x 8.10)

Enjoying full garden views with good levels of natural daylight provided via uPVC double glazed windows to the side and rear aspects with French doors leading to the external garden area. Laminate flooring continuing throughout and used by the current vendors as an informal open plan reception room.

BEDROOM ONE

Of double bedroom proportions with uPVC double glazed crescent bow window to the immediate frontage with generous storage cupboard.

11'6" x 10'2" (3.47 x 3.10)

GROUND FLOOR BATHROOM

With four piece suite comprising of panel bath, corner shower cubicle, wall mounted basin with vanity unit below, low flush WC, full tiling to splashbacks and floor coverings with mosaic border detailing and block privacy glazed wall feature and heated towel rail also.

8'11" x 6'10" (2.72 x 2.09)

FIRST FLOOR LANDING

Giving access to guest bedroom with ensuite shower room and further third bedroom, both benefitting from double bedroom proportions.



BEDROOM TWO/ GUEST BEDROOM

9'10" x 11'6" (3.0 x 3.52)

With Velux roof light, of double bedroom proportions and access provided to...

ENSUITE SHOWER ROOM

With self contained shower cubicle, low flush WC and inset basin to storage unit, with tiling to floor coverings and splashbacks.

BEDROOM THREE

Of double bedroom proportions, Velux roof light and eaves storage.

EXTERNAL

Hawthorne Avenue remains conveniently positioned in a popular Willerby setting in close proximity to the village square with a range of services and amenities.

To the immediate property frontage, a brick sett driveway provides parking provision for multiple vehicles with access provided round the side of the property. EV charge point.

To the property rear a raised laid to lawn grass section features with low level wall perimeter, raised decking, storage shed with additional storage provision to the side of the property and block paved pathway extending from the immediate building footprint. Enclosed borders with good levels of privacy and seclusion throughout. With external power, lighting and tap point.

AGENTS NOTE

The property benefits from photovoltaic panels to the South facing front roof elevation with further detailing available through the sole selling agent Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

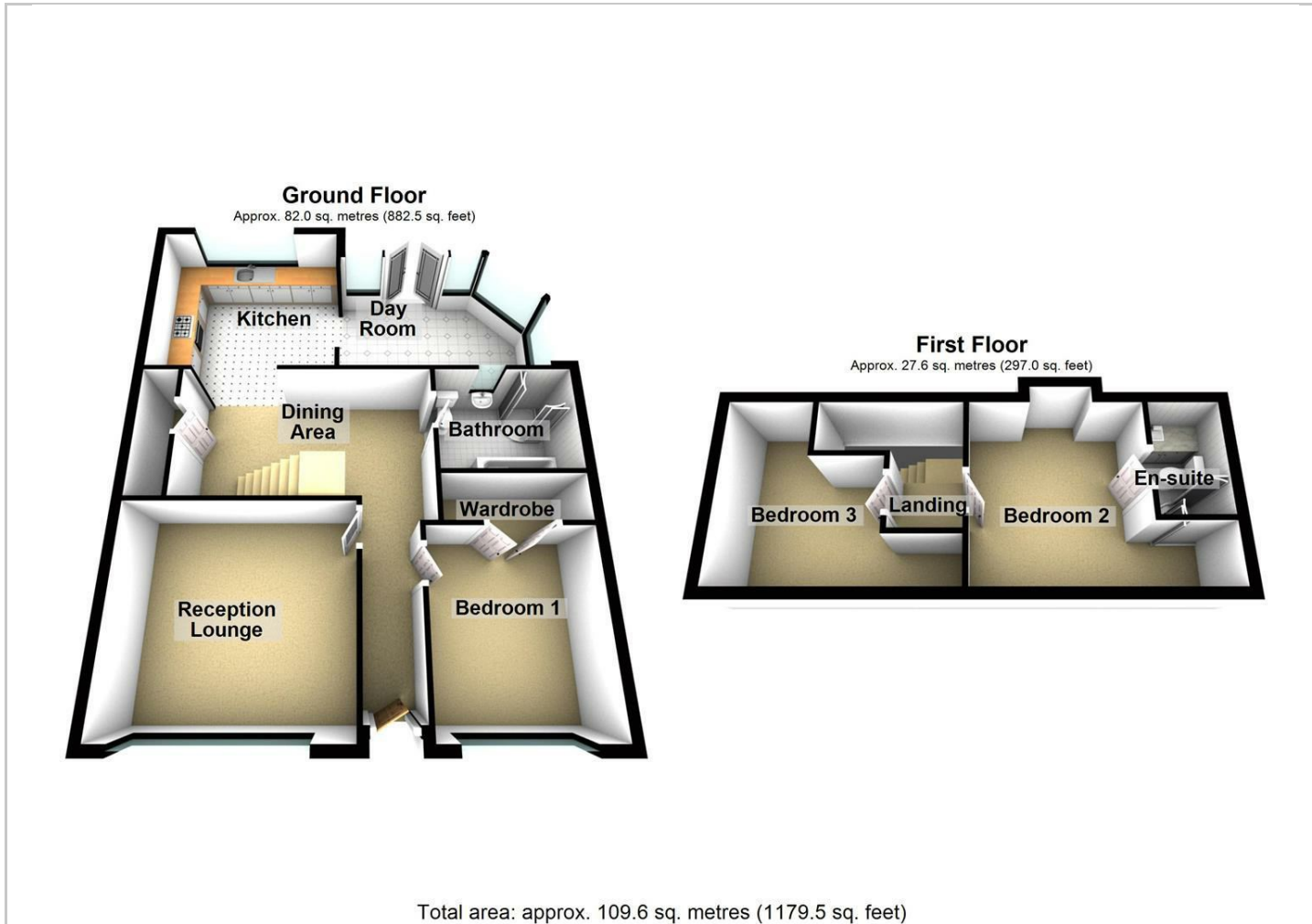
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





Floor Plans



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	