

Whitakers

Estate Agents



35 Hunsley Avenue, Hull, HU5 5LD

£129,950

**** VACANT POSSESSION / NO ONWARD CHAIN ****

This immaculately presented and truly unique property has been much extended and enhanced from its original design to allow for additional living space. As such, the accommodation on offer is ideal for the growing family seeking to reside within the catchment area of the well-regarded Wold Academy and enjoy close proximity to highly accessible transport links that provide routes to the Hull city center / surrounding villages along with an abundance of local amenities / leisure facilities including shops and playing fields.

Briefly comprising entrance hall, office space / storage area, fitted kitchen and spacious lounge to the ground floor, the first-floor boasts three good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally there is a low maintenance garden to the front which is secured to the perimeter by fencing. The rear garden is mainly paved with a section that offers potential for the new occupant to lay down grass seed and enjoy a lawned section. A storage shed is also available to the resident and a side gate in the wooden fencing that encloses the garden opens to allow pedestrian access.

Viewing at the earliest convenience is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance Hall



Upvc double glazed door, central heating radiator, under stairs storage cupboard, built in storage cupboard and laminate flooring. Leading to:

Office Space / Storage Room



Upvc double glazed window and laminate flooring.

Kitchen 16'2" x 13'3" maximum (4.95m x 4.05m maximum)



Upvc double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary granite worktop with splashback tiles above, sink with mixer tap, integrated oven and integrated washer.

Lounge 15'8" x 9'9" (4.79m x 2.98m)



Upvc double glazed door leading to the rear external, Upvc double glazed window and laminate flooring.

First floor

Landing

With access to the loft hatch and two built in storage cupboards.

Bedroom One 12'3" x 8'10" (3.74m x 2.71m)



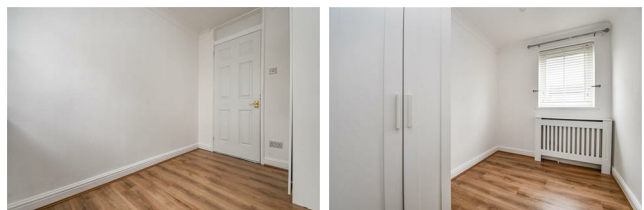
Upvc double glazed window and central heating radiator.

Bedroom Two 13'9" x 6'7" maximum (4.21m x 2.01m maximum)



Having walk-in wardrobe with hanging rails, Upvc double glazed window and central heating radiator

Bedroom Three 9'3" x 6'6" (2.84m x 2.00m)



Upvc double glazed window and central heating radiator.

Bathroom 8'8" x 5'5" (2.65m x 1.66m)



Two Upvc double glazed windows, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with mixer tap and low flush W.C.

External



Externally there is a low maintenance garden to the front which is secured to the perimeter by fencing. The rear garden is mainly paved with a section that offers potential for the new occupant to lay down grass seed and enjoy a lawned section. A storage shed is also available to the resident and a side gate in the wooden fencing that encloses the garden opens to allow pedestrian access.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - A

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating TBC.

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 sale 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.

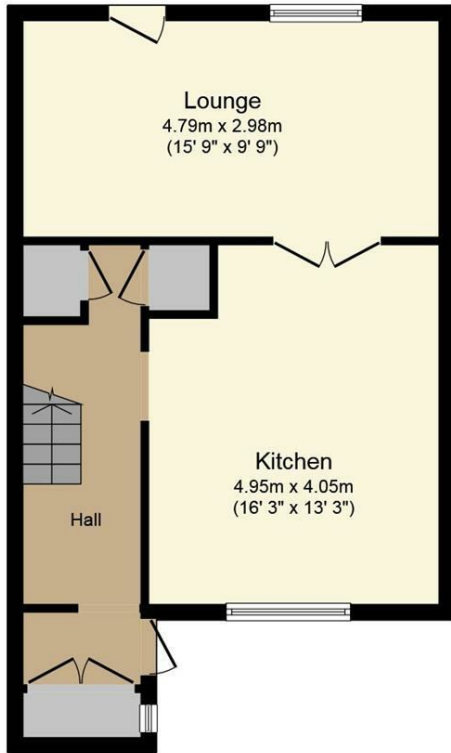
Free Market Appraisals / Valuations

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.

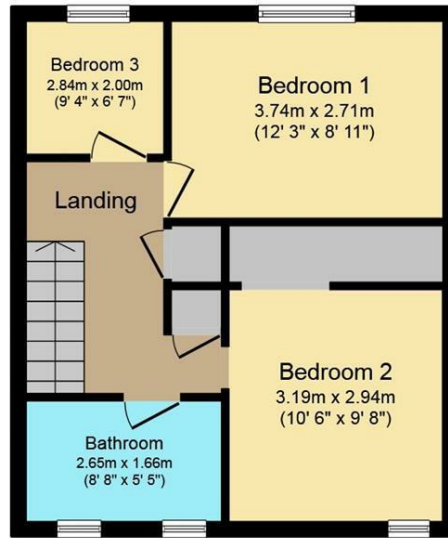
Whitakers Estate Agent Declaration

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



Ground Floor



First Floor

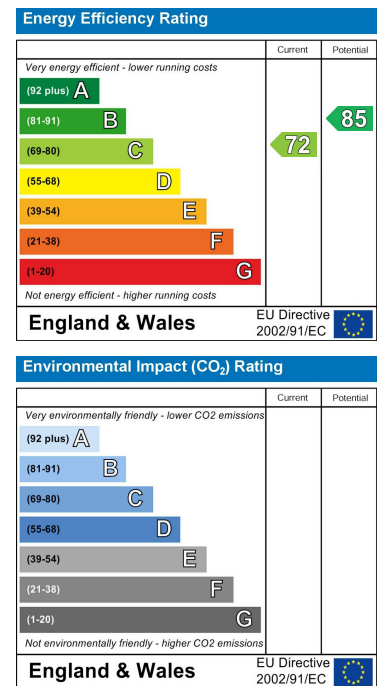
Total floor area 88.4 m² (952 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.