

# Whitakers

Estate Agents



## 12 Ditmas Avenue, Hull, HU4 7SA

**£117,500**

This two-bedroom mid-terrace house has been extended from its original design to allow ample living space across two floors and benefits from access to a loft space that could be used as an additional bedroom.

The property is located on a popular residential location in Anlaby Common which boasts close proximity to the Anlaby retail parks / nearby convenience stores, eating / drinking establishments and Haltemprice leisure center with accompanying playing fields.

The main features include: entrance hall, lounge, dining room, kitchen and rear lobby leading to the bathroom fitted with a three-piece suite to the ground floor, the first floor boasts two double bedrooms. An enclosed staircase in the second bedroom leads to the loft space on the second floor.

Externally to the front of the property there is a garden and at the rear there is an enclosed yard.

Taken together, the accommodation on offer suits the needs of many prospective applicants ranging from the first-time buyer seeking to make their initial step onto the property ladder, the growing family wanting to reside within the catchment area of provincial schooling or the investor seeking an investment they can introduce to the lettings market with immediate effect upon completion.

The accommodation comprises:

Ground floor

Entrance hall

Upvc double glazed entrance door which leads to:

Lounge 13'11" x 12'2" max (4.25 x 3.73 max)



Upvc double glazed window and a central heating radiator. Open plan to:

Dining room 13'11" x 12'0" max (4.25 x 3.68 max)



Upvc double glazed windows leading to the rear garden, central heating radiator, coved ceiling, picture rail and staircase leading to the landing off.

Kitchen 10'0" x 7'4" max (3.06 x 2.24 max)



Upvc double glazed window, fitted with a range of base and wall units with fitted work surfaces and tiled splash backs, inset one and a half bowled single drainer sink unit, split level oven and hob, electric cooking point, wall mounted gas central heating boiler and tiled flooring.

Lobby

Upvc double glazed entrance door, plumbed for an automatic washing machine and fitted worktop.

Bathroom



Upvc double glazed window, central heating radiator, fully tiled and three piece bathroom suite comprising panelled bath with a mixer shower, pedestal wash basin and a WC, and a coved ceiling.

First floor

Landing

Leads to:

### Bedroom one



Upvc double glazed window, central heating radiator, coved ceiling and a dado rail.

### Bedroom two



Upvc double glazed window, central heating radiator, coved ceiling and a picture rail. An enclosed staircase leads to the loft space.

Loft room 14'9" x14'2" max (4.50 x4.34 max ) with sloping ceilings, twin windows, central heating radiator and access to the eaves.

### Gardens

To the front of the property there is a garden and at the rear an enclosed yard.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax band - A

Local Authority - East Riding Of Yorkshire

### EPC Rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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.

### 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

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# Floor Plan

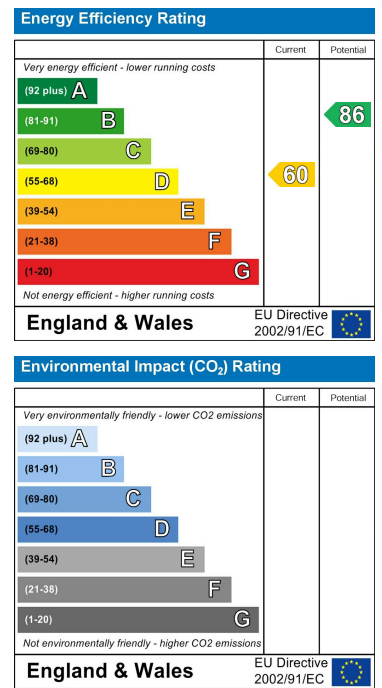


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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