

# Whitakers

Estate Agents



## 178 Maplewood Avenue, Hull, HU5 5YF

**£190,000**

\*\* NO ONWARD CHAIN \*\*

This well presented three-bedroom semi-detached property is nestled in a cul-de-sac off the well-connected Willerby Road and enjoys close proximity to an abundance of local amenities and leisure facilities.

Briefly comprising entrance hall, spacious lounge, fitted dining kitchen and UPVC double glazed conservatory to the ground floor, there are three good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a lawned garden and side driveway. At the rear, there is a generous sized lawned southerly facing garden together with a large patio and well stocked borders with fencing to the surround. External security lighting, water supply and external power are provided.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment area of prestigious schools. Alternatively, the first-time buyer wanting to make their initial step onto the property ladder may also wish to arrange an internal inspection.

## The Accommodation Comprises

### Entrance Hall

Upvc double glazed entrance door and window.

Leads to:

Lounge 14'2" x 11'6" maximum (4.34m x 3.51m maximum )



Upvc double glazed bow window, central heating radiator, feature fireplace with a living flame fire and a coved ceiling.

Dining Kitchen 14'2" x 11'9" maximum (4.34m x 3.59m maximum )



Upvc double glazed window, double glazed patio doors leading to the conservatory, central heating radiator, staircase leading to the landing with an under stairs storage cupboard, fitted with a range of base, wall and drawer units with fitted work surfaces, single drainer sink unit with a mixer tap, split level oven and hob with a cooker hood over, plumbed for an automatic washing machine, wall mounted gas central heating boiler, laminate flooring and a dado rail.

Conservatory 10'7" x 7'3" maximum (3.24m x 2.21m maximum )



Upvc double glazed windows and double doors leading to the gardens.

### First Floor

#### Landing

Upvc double glazed window, coved ceiling with access to the loft space.

Bedroom One 11'8" x 8'3" maximum (3.56m x 2.52m maximum )



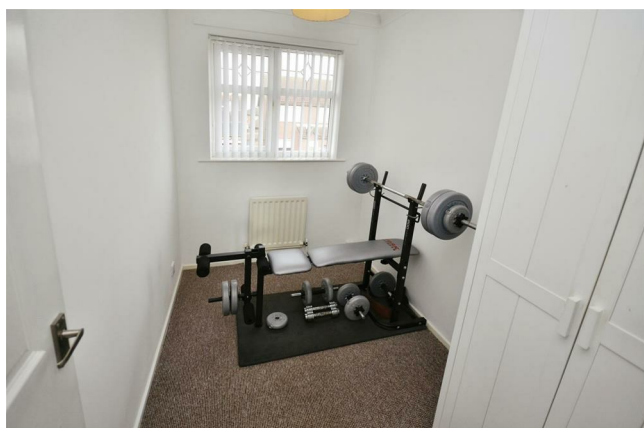
Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

Bedroom Two 8'7" x 7'5" maximum (2.62m x 2.28m maximum )



Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

Bedroom Three 9'4" z 6'1" maximum (2.87m z 1.87m maximum )



Upvc double glazed window and a central heating radiator.

#### Bathroom



Upvc double glazed window, towel rail central heating radiator, partially tiled and three piece bathroom suite comprising panelled bath with an electric shower over, pedestal wash basin and a WC, and an extractor fan.

#### External



To the front of the property there is a lawned garden and side driveway. At the rear of the property there is a generous sized lawned south facing garden together with a large patio and well stocked borders with fencing to the surround. External security lighting, water supply and external power are provided.

#### Tenure

The property is held under Freehold tenureship.

#### Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

#### EPC Rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 11 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.

#### 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

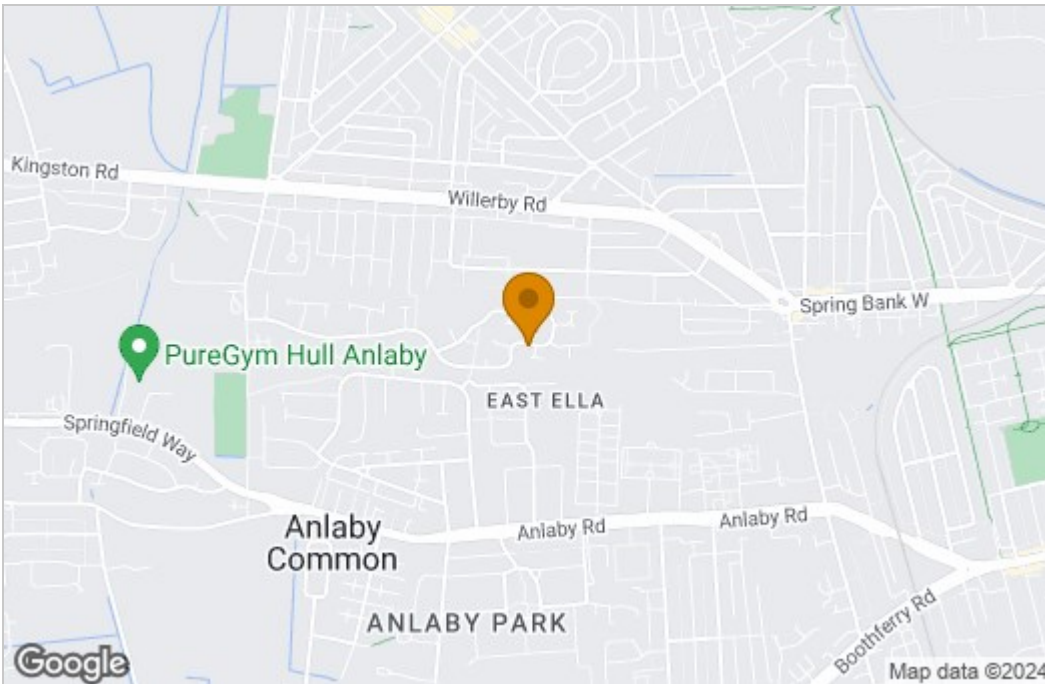


## First Floor

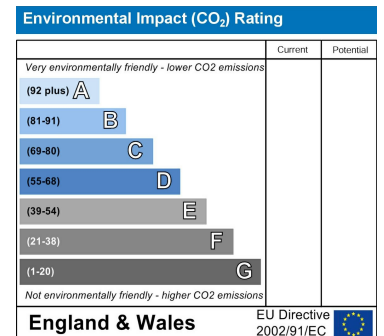
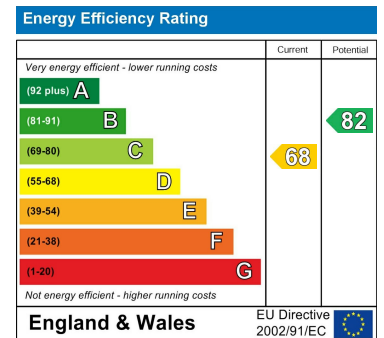


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.