

Whitakers

Estate Agents



9 Malham Avenue, Hull, HU4 6AR

£235,000

This traditional 1930's semi-detached property is presented to the market with NO ONWARD CHAIN, and is situated in a sought after location, close to local amenities and reputable schools making this a great option for the growing family.

The property would benefit from some modernisation and TLC, however is priced to reflect the work needed and saves paying a premium for someone else's work and tastes.

Briefly comprising: spacious entrance hall with W.C., lounge with bay window to the front elevation, dining room with patio doors and fitted kitchen to the ground floor; a fixed staircase ascends to the first floor which boasts two double bedrooms with fitted wardrobes, a further fitted third bedroom and a shower room fitted with a two-piece suite and separate W.C.

Externally there is a low maintenance garden with a side drive to the front which accommodates off-street parking and leads to the detached brick built garage accessed via an up and over door and personnel door. A wooden gate opens to the generously sized rear garden which is partly laid to lawn with well stocked borders and a patio seating area.

An internal inspection is recommended to truly appreciate the potential the accommodation offer.

The Accommodation Comprises

Ground Floor

Entrance Hall



UPVC double glazed door with side window, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to:

Ground Floor W.C.

UPVC double glazed window and fitted with a low flush W.C.

Lounge



UPVC double glazed bay window, central heating radiator, electric fire with marbled inset and hearth and carpeted flooring.

Dining Room



UPVC double glazed patio doors, central heating radiator, gas fire with marbled inset and hearth with decorative wooden surround and carpeted flooring.

Kitchen



UPVC double glazed door, two UPVC double glazed windows, central heating radiator and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbed for an automatic washing machine and fitted with an integrated double oven, hob with hood above and automatic dishwasher.

First Floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to:

Bedroom One



UPVC double glazed bay window, central heating radiator, built in wardrobes and carpeted flooring.

Bedroom Two



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Three



UPVC double glazed bay window, central heating radiator, fitted wardrobe and cupboards and carpeted flooring.

Shower Room



UPVC double glazed window, central heating radiator, fully tiled walls and fitted with a two-piece suite comprising walk in enclosure with mixer shower and wash basin with mixer tap.

Firs Floor W.C.

UPVC double glazed window, half tiled walls and fitted with a low flush W.C.

External



Externally there is a low maintenance garden with a side drive to the front which accommodates off-street parking and leads to the detached brick built garage accessed via an up and over door and personal door. A wooden gate opens to the generously sized rear garden which is partly laid to lawn with well stocked borders and a patio seating area.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Council Tax band - C

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

EPC Rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 15 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

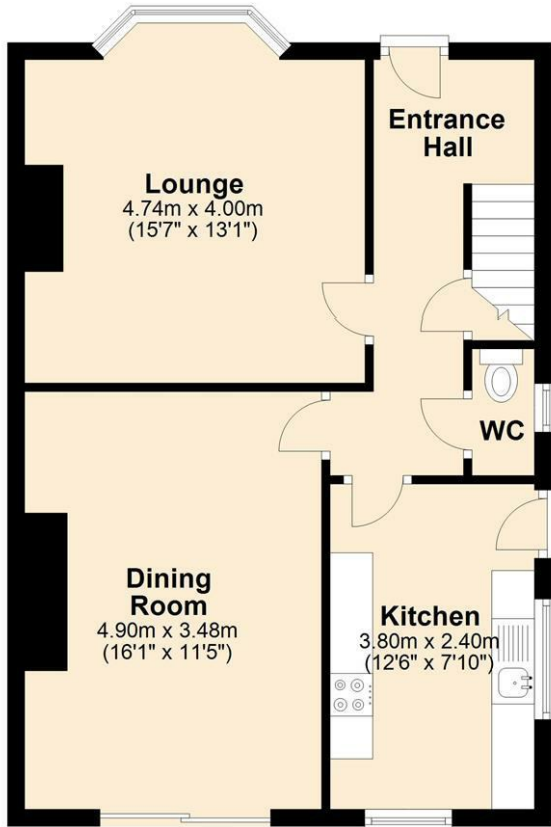
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

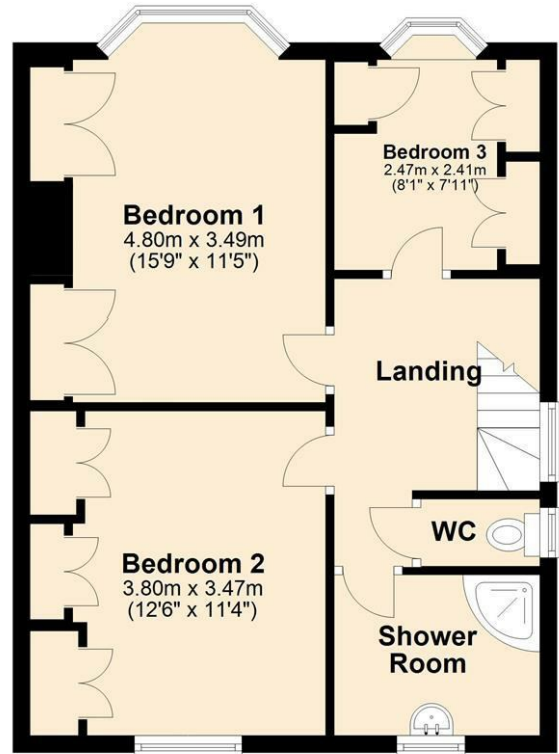
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Floor Plan

Ground Floor



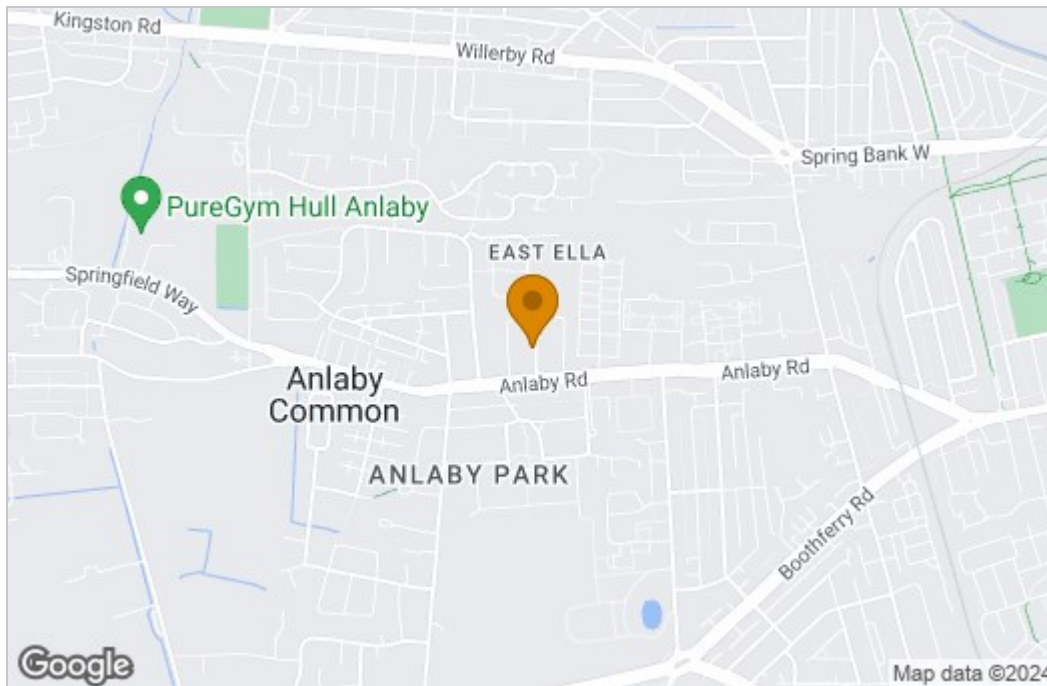
First Floor



Total area: approx. 99.1 sq. metres (1066.7 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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