

Whitakers

Estate Agents



7 Aylesbury Grove

, Hull, HU5 5DP

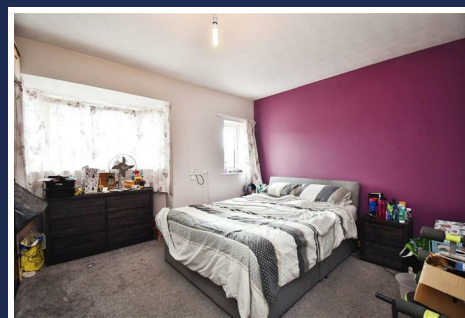
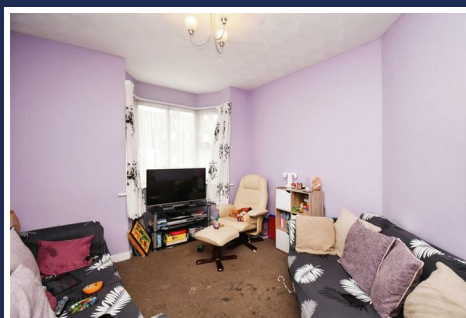
£139,950



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The Accommodation Comprises

Ground Floor

Entrance Hall

Wooden glazed door, UPVC double glazed window, central heating radiator and laminate flooring. Leading to:

Lounge / Dining Room

24'6" x 13'10" (7.47 x 4.24)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, feature fireplace and carpeted flooring.

Kitchen

10'7" x 8'0" maximum (3.24 x 2.46 maximum)

Wooden glazed door, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and plumbed for an automatic washing machine and dryer.

First Floor

Landing

With access to the loft hatch, two built-in storage cupboards and carpeted flooring. Leading to:

Bedroom One

14'0" x 13'2" (4.29 x 4.02)

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

Bedroom Two

12'4" x 8'11" (3.77 x 2.72)

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

Bedroom Three

8'3" x 8'5" (2.52 x 2.59)

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

Bathroom

Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with wooden flooring and fitted with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap and low flush W.C.

External

Externally there is a block paved garden which accommodates off-street parking to the front aspect. A shared side passage leads to a wooden gate opening to the enclosed rear garden: mainly laid to lawn with patio seating area and a storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax Band

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

Local authority reference number - 00320005000707

Council Tax band - A

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

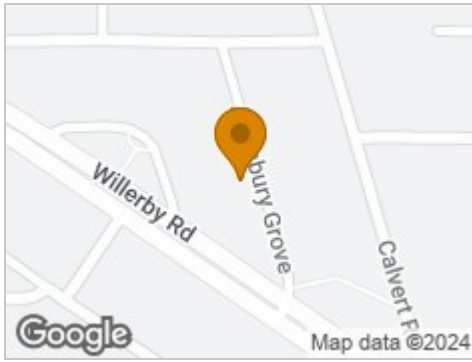
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.



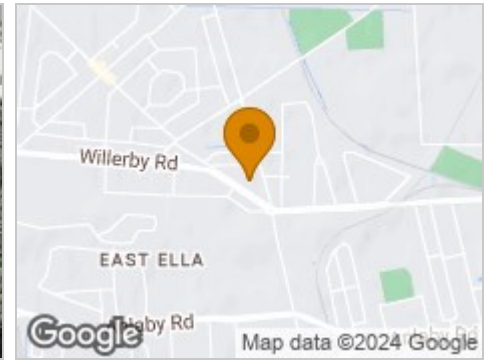
Road Map



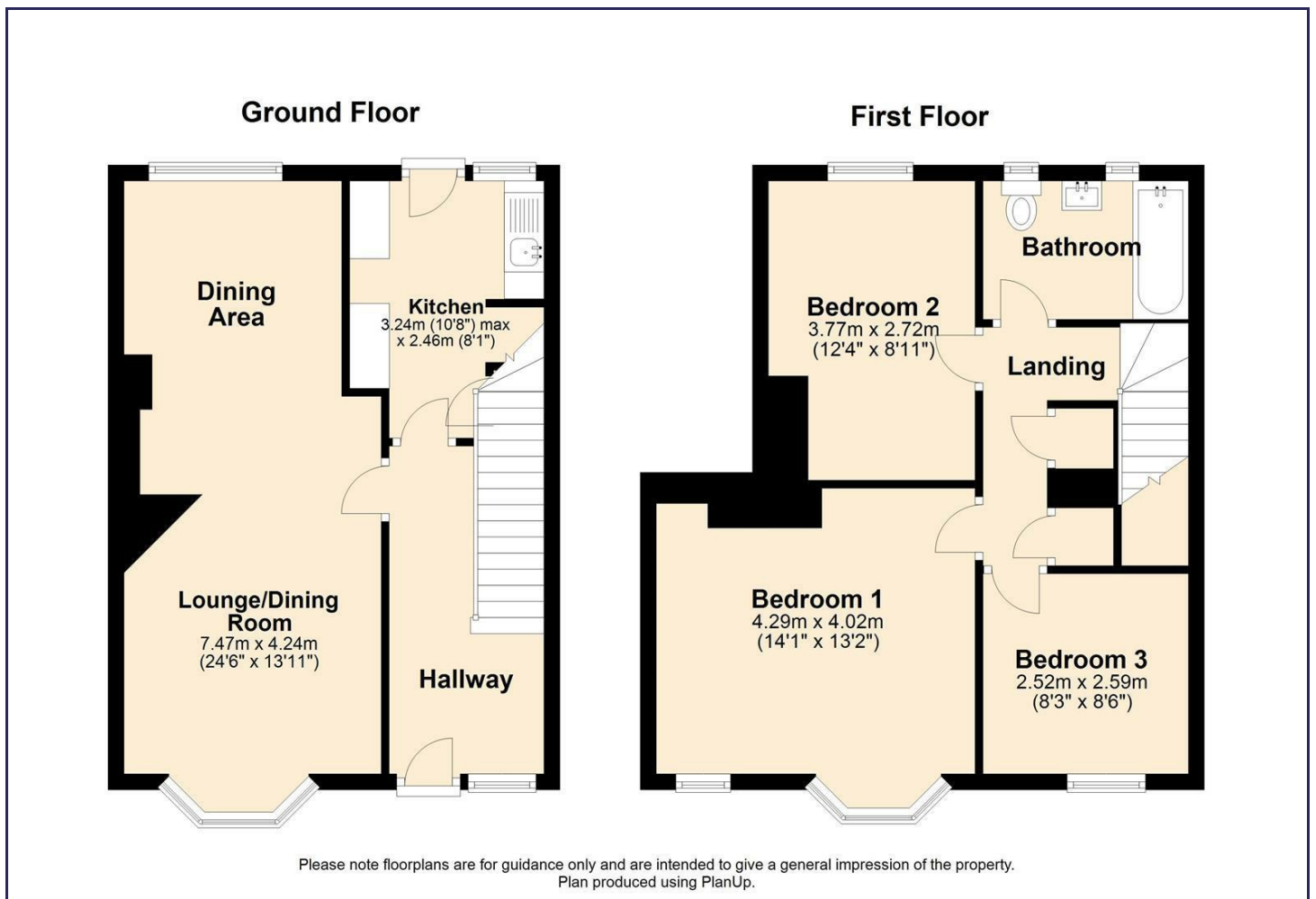
Hybrid Map



Terrain Map



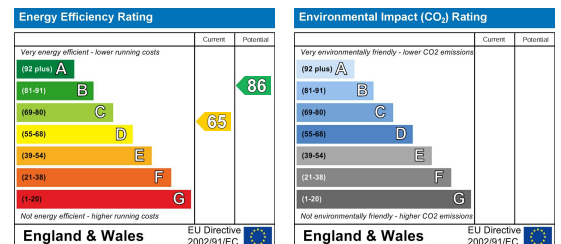
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.