

Whitakers

Estate Agents



20 Hawthorne Avenue, Willerby, HU10 6JQ

£229,950

No Onward Chain!

A fantastic opportunity has arisen to transform this large three bed semi detached property in Willerby. The property is in need of some cosmetic enhancement, however priced to reflect the work that is needed and gives the new buyer the chance to put their own stamp on it making it their "forever home" in this sought after location.

The main features include - large entrance hall, front lounge with feature bay window, open plan dining room, together with large 18' kitchen / diner and useful ground floor W.C.
The first floor boasts three good sized bedrooms along with the family bathroom suite.

Externally to the front of the property is a walled low maintenance garden, designed for off street parking with shared side drive leading to the garage. The rear garden is a really good size, mainly laid to lawn with mature plants / shrubs and tree's ideal for the growing family looking to be in this prestigious area for the great schools and local amenities.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Porch

UPVC double glazed door, and tiled flooring. Wooden door opening to:

Entrance Hall

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

Lounge 12'7" x 15'2" (3.86 x 4.64)



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

Dining Room 13'3" x 11'8" (4.06 x 3.58)



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

Kitchen / Dining Room 18'2" x 10'3" maximum (5.54 x 3.13 maximum)



Two UPVC double glazed windows, central heating radiator, understairs storage cupboard, carpeted flooring and fitted with a range of floor

and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated double oven and hob with extractor hood above.

Rear Lobby

UPVC double glazed door and carpeted flooring.

W.C.

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

First Floor

Landing

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

Bedroom One 10'9" x 15'1" (3.28 x 4.62)



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

Bedroom Two 13'3" x 10'3" (4.06 x 3.14)



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

Bedroom Three 10'4" x 6'9" (3.15 x 2.06)



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

Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled and fitted with a three-piece suite comprising panelled bath, vanity sink and low flush W.C.

Council Tax

East Riding of Yorkshire - Band D

Tenureship

Freehold Tenureship

EPC

EPC rating - D

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.

Material Information

Construction - standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 11 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

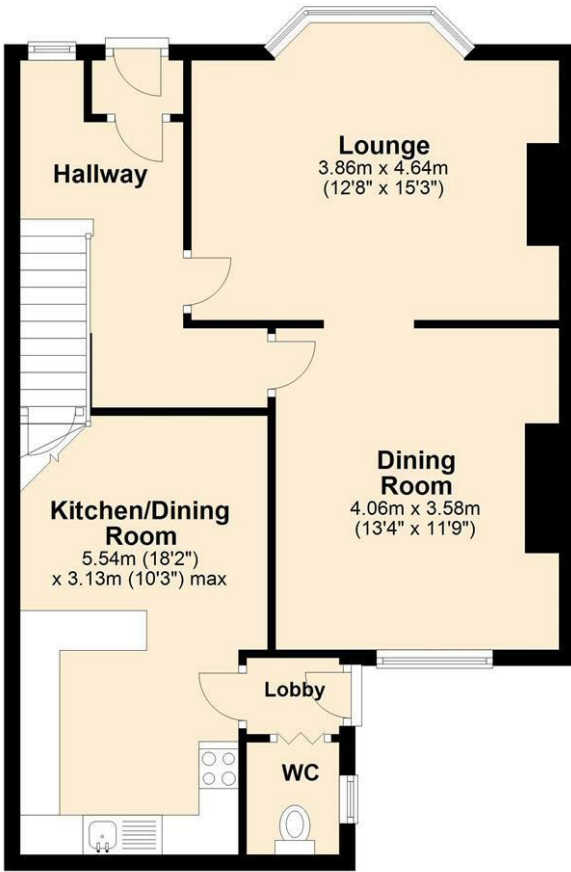
Coalfield or Mining Area - N/A

Whitakers Estate Agent Declaration

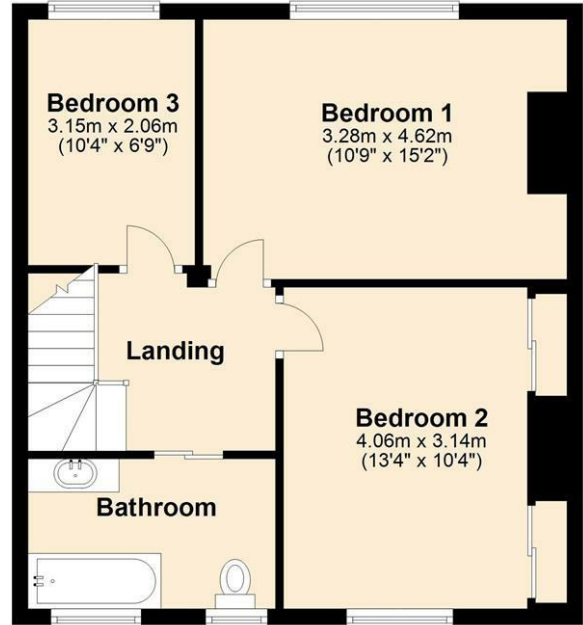
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Floor Plan

Ground Floor



First Floor

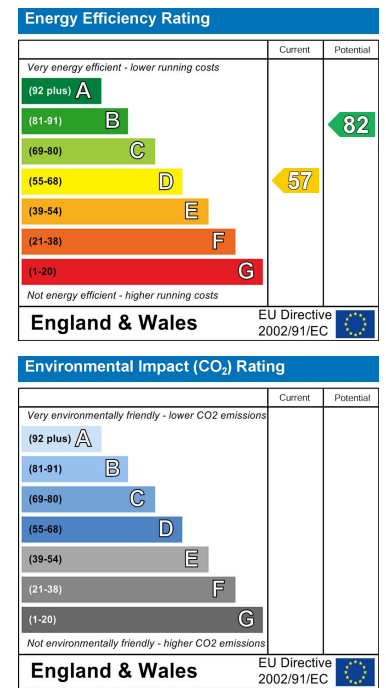


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.