

Whitakers

Estate Agents



66 Bernadette Avenue, Hull, HU4 7PZ

£235,000

Whitakers Estate Agents are pleased to introduce this semi-detached house which has been much extended and enhanced from its original design to provide ample contemporary living space across its three floors.

The property is established on a popular residential location off Anlaby High Road which is well-served by an abundance of local shops / shopping parks and connected by a number of highly accessible transport links that connect to the Hull City Centre.

The internal layout briefly comprises : entrance hall incorporating a cloakroom, bay fronted lounge, spacious sitting room with French doors to the conservatory, and fitted kitchen to the ground level; the first floor boasts a fitted and bay fronted master bedroom, a good third bedroom and a bathroom suite furnished with a three-piece suite. The first floor lobby leads to the second fitted bedroom and fixed staircase that ascends to the loft room.

Externally there is a low maintenance front garden with a side drive which accommodates off-street parking and leads to the detached garage.
A wrought iron gate opens to the partly lawned rear garden with wooden decking / patio seating areas and fencing to the surround.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of highly regarded provincial schools and also take advantage of local leisure facilities including the Haltemprice centre with accompanying playing fields.

The accommodation comprises



Ground floor

Entrance hall

UPVC double glazed door with side windows, central heating radiator, understairs storage cupboard and laminate flooring. Leading to:

Cloakroom

UPVC double glazed stained glass window, laminate flooring and furnished with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

Lounge



UPVC double glazed bay window, wood burner with slate hearth and oak mantle, and carpeted flooring wooden french doors opening to:

Sitting room



Single glazed French doors to the conservatory, central heating radiator, gas fireplace with marbled inset /hearth and wooden surround, and carpeted flooring.

Conservatory



UPVC double glazed throughout with french doors opening to the rear garden, and tiled flooring.

Kitchen



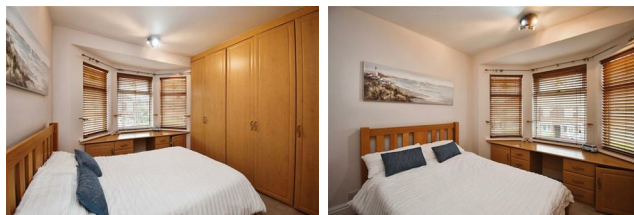
Two UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, two contemporary worktops with upstanding laminate, sink with mixer tap, integrated dishwasher, provision for a gas cooker with extractor hood above and plumbed for an automatic washing-machine.

First floor

Landing

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

Bedroom one



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

Bedroom three



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

Bathroom

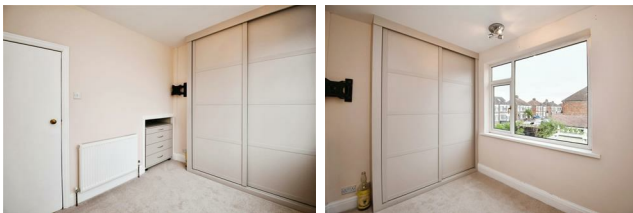


Two UPVC double glazed windows, central heating radiator, partly tiled with laminate flooring and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and low flush W.C.

First floor lobby

With faxed staircase ascending to the second floor, carpeted flooring and leading to:

Bedroom two



UPVC double glazed bay window, central heating radiator, fitted wardrobes, understairs storage space, and carpeted flooring.

Second floor

Bedroom four



Two roof windows, two fitted storage cupboards and desk, and carpeted flooring.

External



Externally there is a low maintenance front garden with a side drive which accommodates off-street parking and leads to the detached garage.

A wrought iron gate opens to the partly lawned rear garden with wooden decking / patio seating areas and fencing to the surround.

Key features



Four bedroom semi-detached house
Extended and enhanced from original design
Off-street parking and garaging
Popular residential location off Anlaby High Road
Log burner in the lounge

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL016066000
Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 10 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

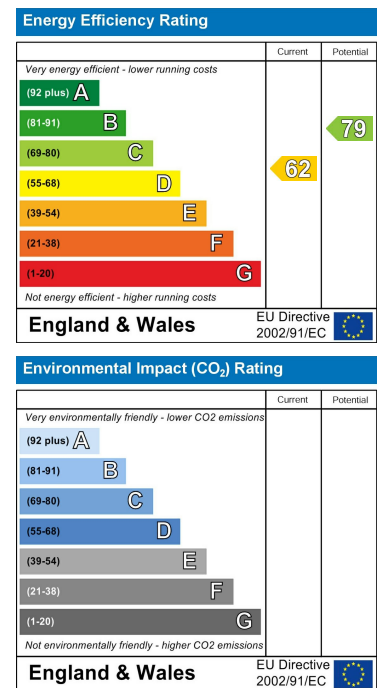


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanItUp.

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.