

# Whitakers

Estate Agents



## 87 Colville Avenue, Hull, HU4 7RJ

**£135,000**

**\*\* NO ONWARD CHAIN / VACANT POSSESSION \*\***

This traditional mid terrace house is conveniently placed upon Colville Avenue in West Hull - a residential location off Anlaby High Road which is surrounded by a host of local convenience stores, dining facilities and transport links.

The internal layout briefly comprises ground level entrance hall, bay fronted lounge, spacious dining room and kitchen with utility area off.  
The first floor has two double bedrooms with built-in storage, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a courtyard enclosed by perimeter fencing.

The rear garden is low maintenance in design being paved with well stocked borders and fencing to the surround. The residence also has a wooden storage shed.

Although the property would benefit from modernisation throughout, this makes it ideal for anyone seeking a property they can enhance to suit their needs without paying a premium for another's taste in cosmetic design; alternatively an investor seeking to undertake a project they can add value to and then sell on or introduce to the lettings market may also wish to arrange a viewing.

The accommodation comprises

Front external



Externally to the front aspect there is a courtyard enclosed by perimeter fencing.

Ground floor

Entrance hall

Wooden single glazed entrance door with side windows, under stairs storage cupboard and wooden flooring. Leading to :

Lounge



Wooden single glazed bay window, electric fireplace and wooden flooring.

Sitting room



Wooden single glazed window, and wooden flooring.

Kitchen



Wooden single glazed door to the utility room with side window, under stairs storage cupboard, Lino flooring and fitted with floor and eye level units, sink with dual taps and plumbing for a washing machine.

Utility room



Wooden single glazed doors to the rear garden with side windows, Lino flooring and fitted with floor units and worktop.

First floor

### Landing

With carpeted flooring and leading to :

### Bedroom one



Wooden single glazed bay window, built in wardrobes, feature fireplace and Lino flooring.

### Bedroom two



UPVC double glazed window, built in wardrobe, built in cupboard housing the hot water cylinder with electric immersion and carpeted flooring.

### Bedroom three

Wooden single glazed window and carpeted flooring.

### Bathroom



UPVC double glazed window, fully tiled with Lino

flooring and furnished with a three piece suite comprising panelled bath with dual taps, pedestal sink with dual taps and low flush W.C.

### Rear external



The rear garden is low maintenance in design being paved with well stocked borders and fencing to the surround. The residence also has a wooden storage shed.

### Location

The property is conveniently placed upon Colville Avenue in West Hull - a residential location off Anlaby High Road which is surrounded by a host of local convenience stores, dining facilities and transport links. The accommodation falls within the immediate catchment of the Acre Heads Primary School and the resident will also enjoy close proximity to the Costello Stadium with connecting Peter Pan Park and playing fields which makes it ideal for the growing family.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL044087000

Council Tax band - B

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 13 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.

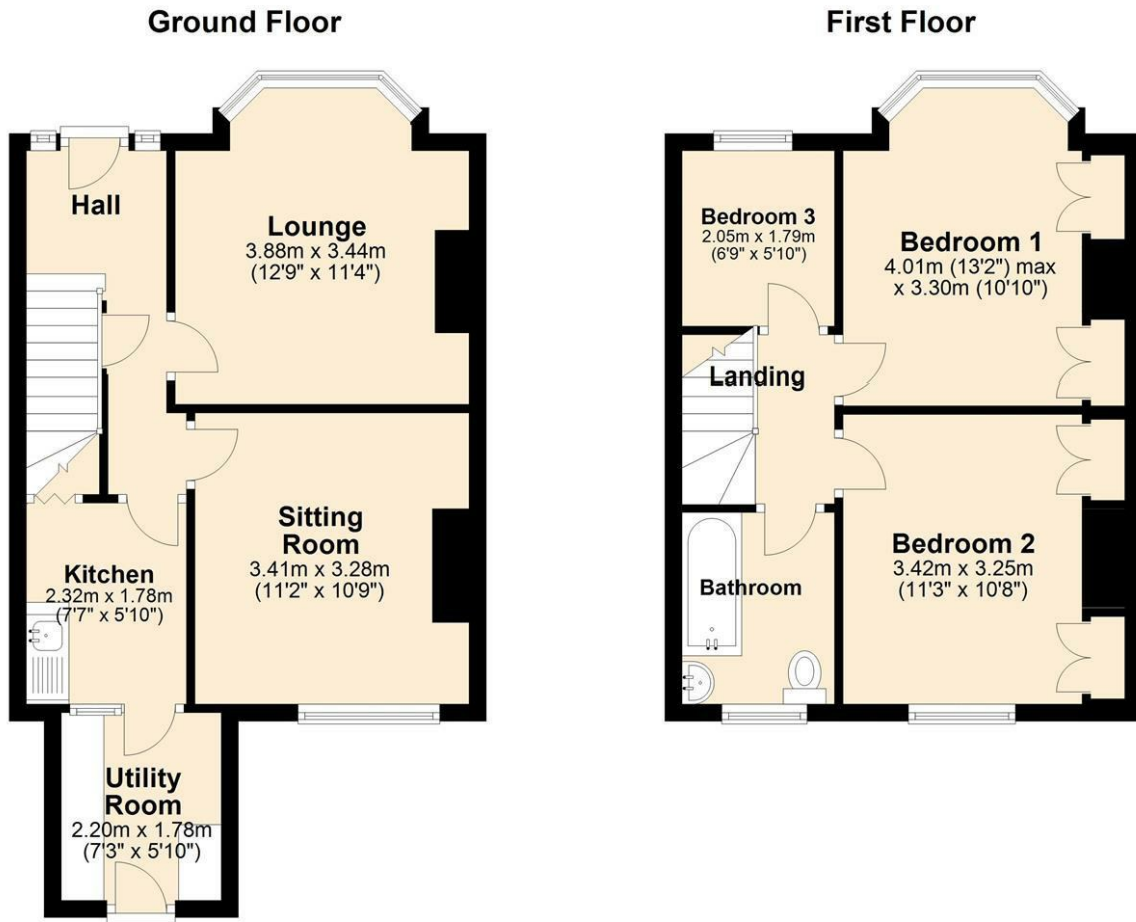
#### Free Market Appraisals / Valuations

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

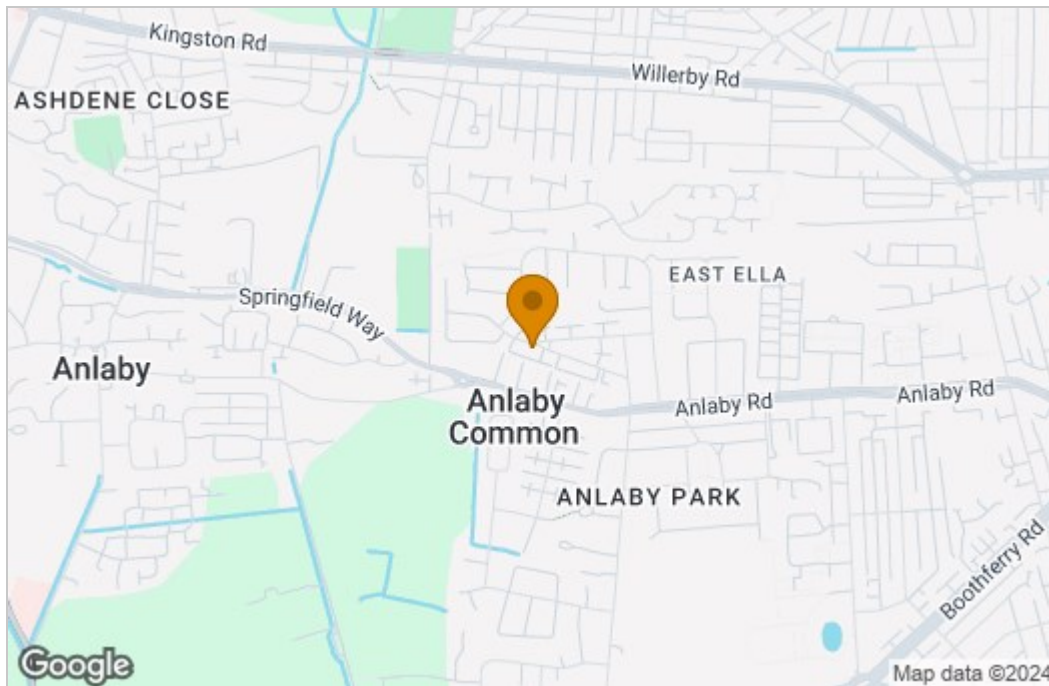
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# Floor Plan

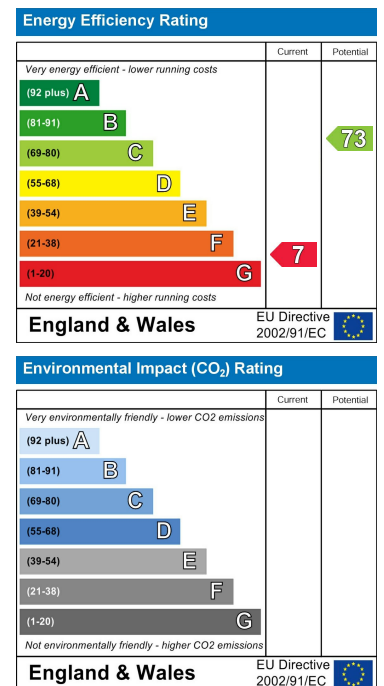


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.