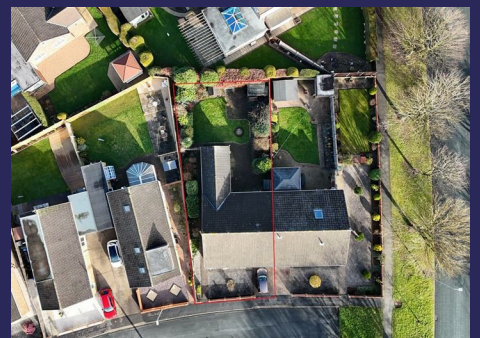


Whitakers

Estate Agents



21 Wheatcroft Avenue, Hull, HU10 6HX

£260,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this two bedroom semi-detached true bungalow that occupies a generously sized plot on the sought after Wheatcroft Avenue in Willerby.

The internal layout briefly comprises entrance porch opening to the hallway, bathroom furnished with a three-piece suite, master bedroom with fitted wardrobes and en-suite shower room, a fitted second bedroom, spacious lounge with dining area and fitted kitchen with sitting room off.

Externally the property occupies a generously sized plot which has an enclosed low maintenance courtyard and integral garage to the front aspect. A private side path leads to the entrance door and back of the property.

The rear garden is partly laid to lawn with well stocked borders, a large patio seating area and a combination of wooden fencing and brick walling to the surround together with an outside tap.

Taken together, the accommodation is ideal for those wanting to make the transition from a multi-storey property to a home that is lived primarily on the ground level that they can enhance to reflect their own taste in cosmetic design.

The accommodation comprises

Front external



Externally the property occupies a generously sized plot which has an enclosed low maintenance courtyard and integral garage to the front aspect. A private side path leads to the entrance door and back of the property.

Entrance porch

UPVC double glazed patio door and laminate flooring. Opening to :

Hallway

UPVC double glazed door with side window, central heating radiator and leading to :

Bathroom



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

Bedroom one 15'0" x 10'7" (4.59m x 3.24m)



Two UPVC double glazed windows, two central heating radiators, fitted wardrobes and cupboards and partly laminated and partly carpeted flooring.

En-suite shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminated flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 10'8" x 10'0" (3.27m x 3.05m)



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

Lounge 17'6" x 11'8" (5.35m x 3.56m)



UPVC double glazed bow window, central heating radiator, electric fire with tiled inset / hearth and wooden surround and carpeted flooring.

Study 7'6" x 10'0" (2.29m x 3.06m)



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

Kitchen 12'8" x 8'4" (3.88m x 2.55m)



UPVC double glazed door to the rear garden, UPVC double glazed window, built-in storage cupboard, laminate flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap and oven with hob and extractor hood above.

Dining room 9'5" x 12'8" (2.88m x 3.88m)



UPVC double glazed French doors to the rear garden, central heating radiator and carpeted flooring.

Rear external



The rear garden is partly laid to lawn with well stocked borders, a large patio seating area and a combination of wooden fencing and brick walling to the surround., together with an outside tap.

Aerial view of the plot of 21 Wheatcroft Avenue



Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB372006000

Council Tax band - D

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - 7 Mbps / 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.

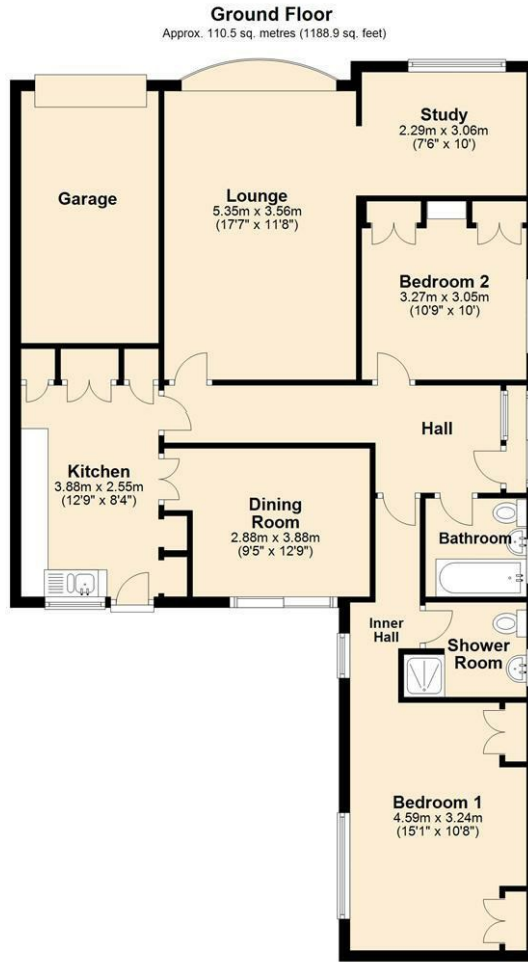
Free Market Appraisals / Valuations

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

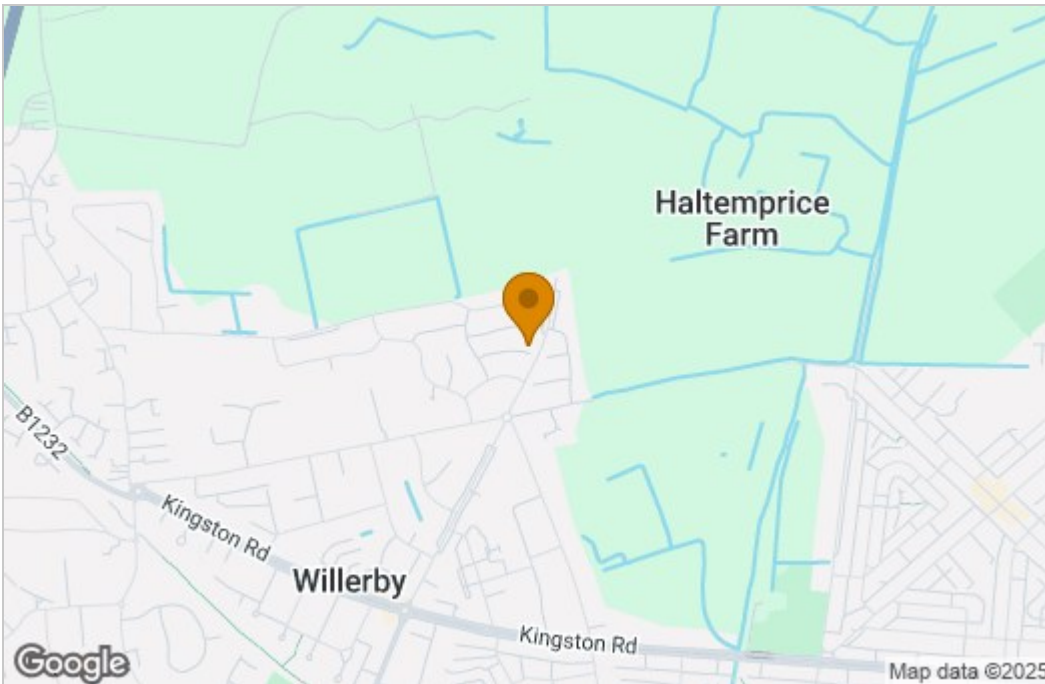
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Floor Plan

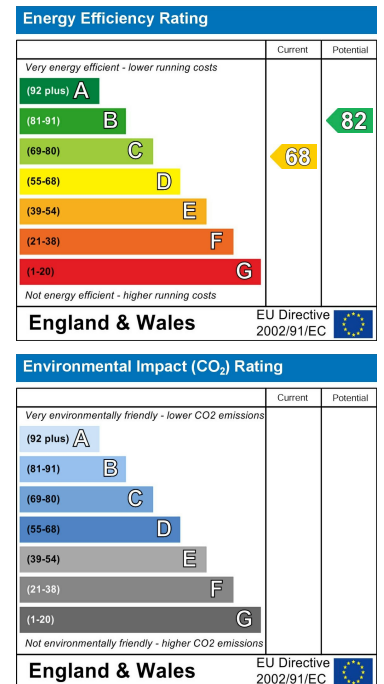


Total area: approx. 110.5 sq. metres (1188.9 sq. feet)
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.