

# Whitakers

Estate Agents



**143 21st Avenue, Hull, HU6 8HS**

**£125,000**

This immaculate terraced property has been altered and enhanced from its original design, now offering a fantastic family home ready for its new owners to move straight into and enjoy from day one.

The main features include - entrance, front lounge and a modern full width fitted kitchen / diner. The first floor boasts two double bedrooms ( bed two with built in storage cupboards) along with the contemporary family bathroom suite and fixed staircase to the loft space.  
The loft room has a roof window and central heating radiator with storage in the eaves.

Externally to the front of the property is a low maintenance garden designed for off street parking. The rear garden is again low maintenance by design, mainly artificial grass with a paved patio seating area and great wooden outbuilding, perfect as an office for those that work from home with lights and power.

This property really ticks all the boxes in terms of location, condition and size, ideal as a first step onto the ladder of will also be perfect for young families as it lies close to local schools.

## Accommodation Comprises

### Entrance

Double glazed front door.

### Hallway

Vertical radiator and stairs leading to the first floor.

### Lounge 13'2 x 12' (4.01m x 3.66m)

UPVC double glazed bay window, laminate flooring and radiator.

### Kitchen / Diner 15' x 7' (4.57m x 2.13m)

UPVC double glazed French doors, a range of base, wall and drawer units with work tops above. Integrated double oven with hob and hood over, sink unit with mixer tap, vertical radiator, understairs storage and laminate flooring.

### First Floor Landing

Fixed stairs leading to the loft space.

### Bedroom One 10'1 x 9' (3.07m x 2.74m)

UPVC double glazed window and radiator.

### Bedroom Two 14' x 7' (4.27m x 2.13m)

UPVC double glazed window, two built in storage cupboards and radiator.

### Bathroom

UPVC double glazed window, panelled bath with electric shower, low flush WC, pedestal sink unit and vertical radiator.

### Loft Space 15' x 8' (4.57m x 2.44m)

Roof window and radiator.

### Externally

Externally to the front of the property is a low maintenance garden designed for off street parking. The rear garden is again low maintenance by design, mainly artificial grass with a paved patio seating area and great wooden outbuilding, perfect as an office for those that work from home with lights and power.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Tenure

Freehold

### Council Tax Band

Council Tax Band A

## Additional products and services

Whitakers 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.

### Disclaimer

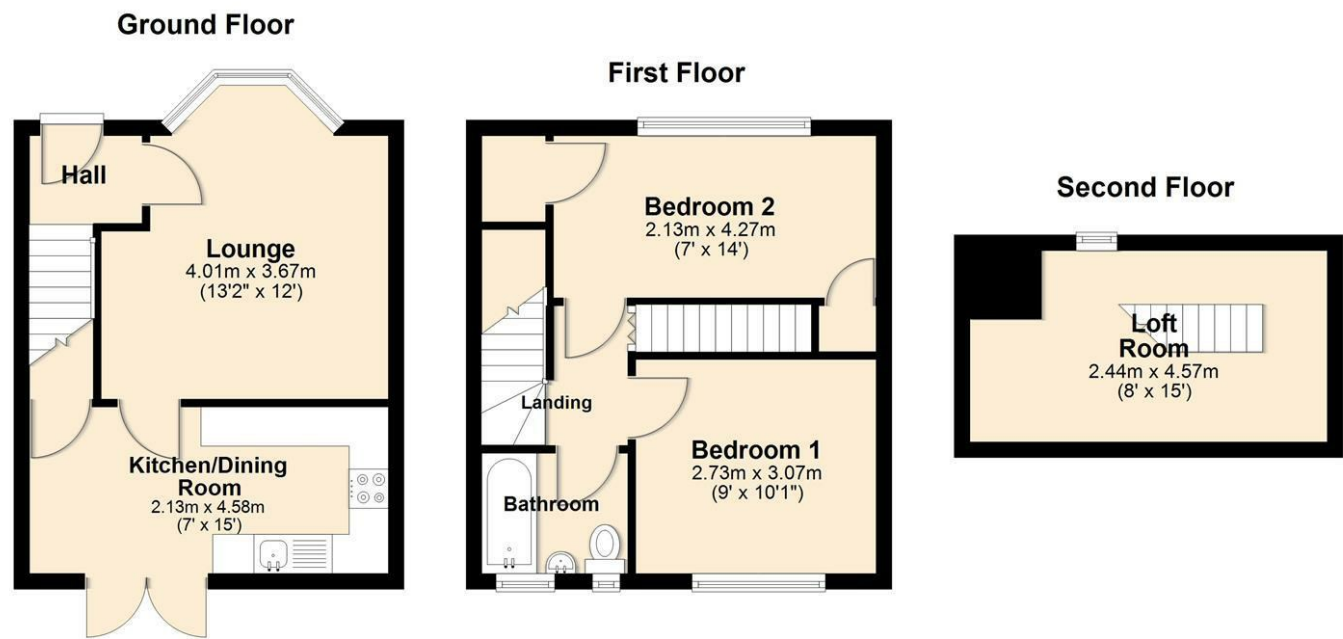
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Sales valuations

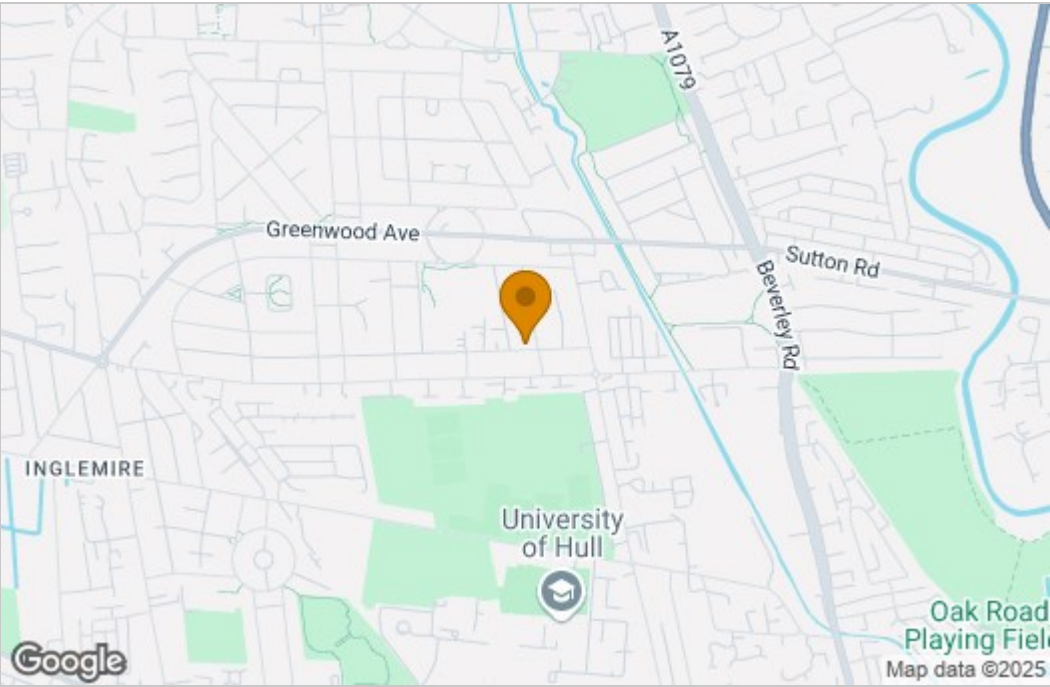
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



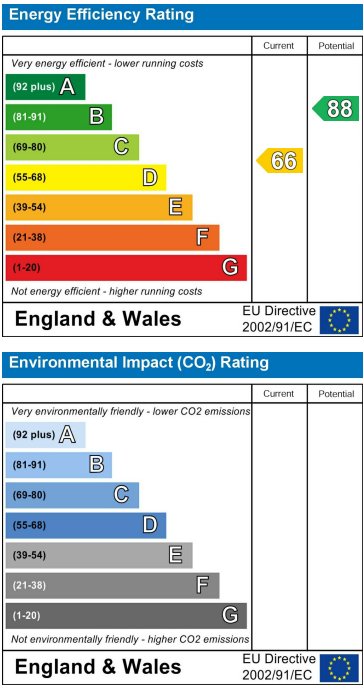
Floor Plan



Area Map



Energy Efficiency Graph



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