

Whitakers

Estate Agents



48 St. Nicholas Avenue, Hull, HU4 7AJ

£130,000

This traditional mid-terrace style property is offered to the market with NO ONWARD CHAIN and in a condition wherein a new owner can implement their own cosmetic tastes without paying a premium for someone else's.

The main features include - hallway, bay fronted lounge, dining room and fitted kitchen with an inner lobby leading to the bathroom. A fixed staircase with a stairlift ascends to the first floor with two double bedrooms and a good third bedroom.

Externally there is a paved forecourt which a new owner may wish to lower the kerb on to create off-street parking.

The enclosed rear garden is mainly laid to lawn and complimented with a patio seating area. A path leads to the detached garage with workshop, and vehicle accessible ten-foot.

The accommodation comprises

Front external

Externally there is a paved forecourt which a new owner may wish to lower the kerb on to create off-street parking.

Ground floor

Lounge 15'9" x 12'3" (4.82 x 3.75)

UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth, and carpeted flooring.

Dining room 9'5" x 15'7" (2.89 x 4.77)

Single glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Kitchen 13'9" x 10'5" (4.20 x 3.18)

UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and oven with hob and hood above.

Lobby

With fitted shelves, and laminate flooring. Leading to

Bathroom

UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and furnished with a panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 10'0" x 13'5" (3.06 x 4.09)

UPVC double glazed window, central heating radiator, built-in and over stairs wardrobes, and carpeted flooring.

Bedroom two 12'4" x 8'3" (3.77 x 2.52)

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

Bedroom three 9'6" x 6'11" (2.90 x 2.12)

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

Rear external

The enclosed rear garden is mainly laid to lawn and complimented with a patio seating area. A path leads to the detached garage with workshop, and vehicle accessible ten-foot. The residence also benefits from having an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0001039500480B

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 8 Mbps / Ultrafast 10000 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.

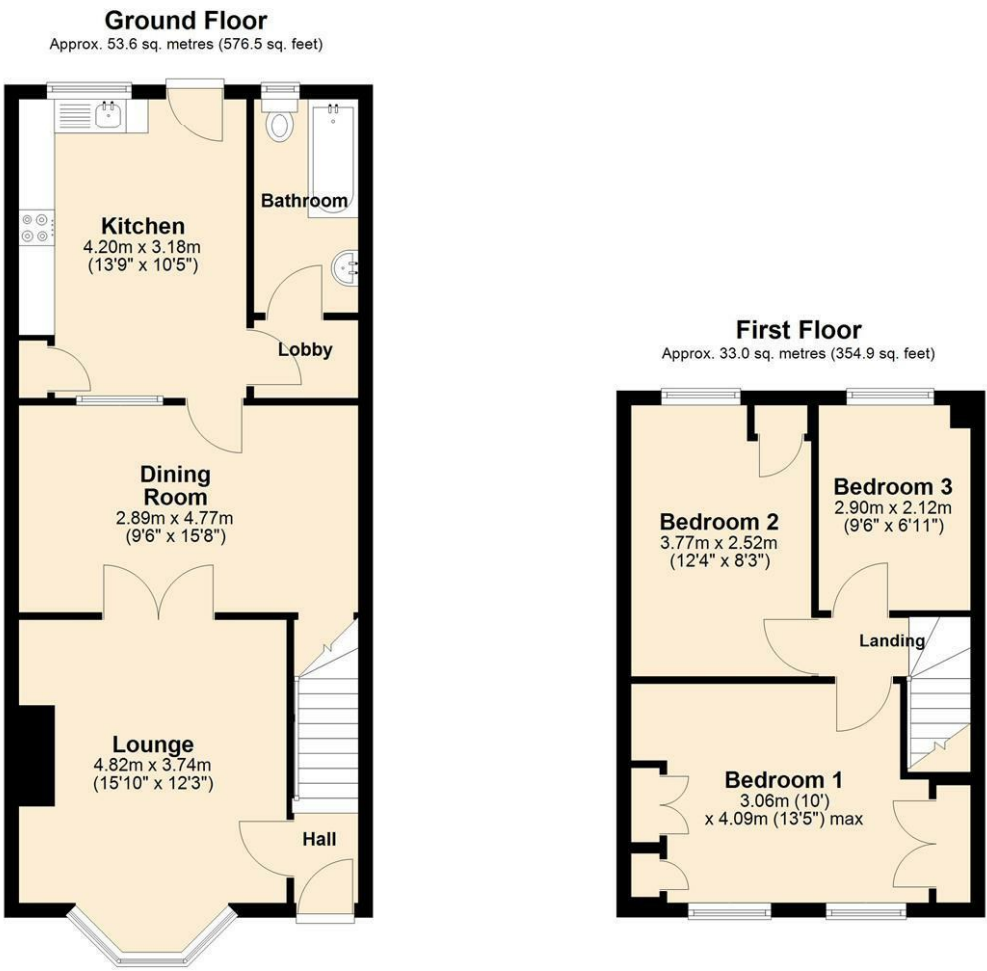
Free Market Appraisals / Valuations

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.

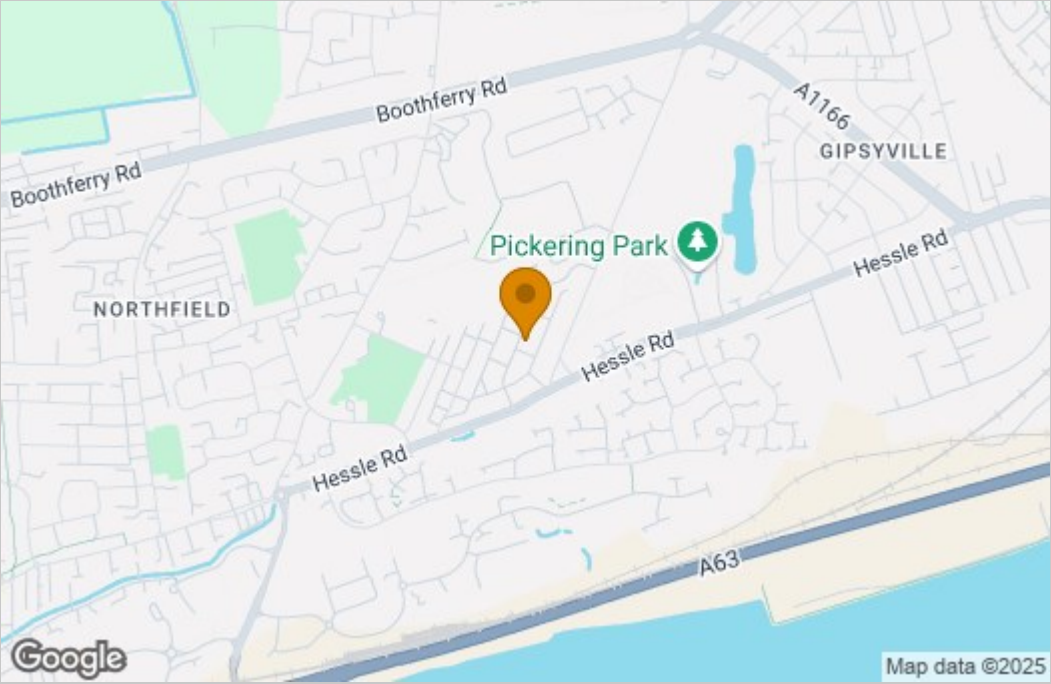
Whitakers Estate Agent Declaration

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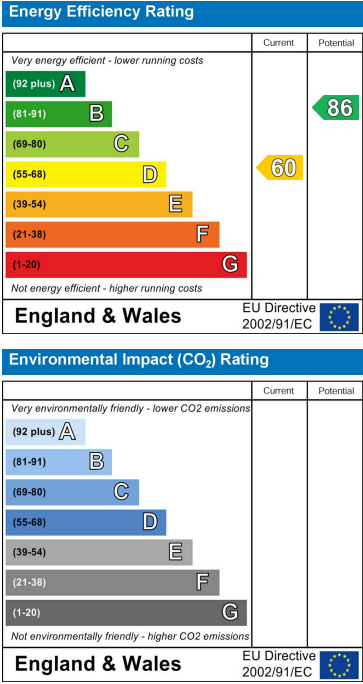
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.