

Whitakers

Estate Agents



113 Bricknell Avenue

, Hull, HU5 4EU

£160,000



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The accommodation comprises

Front external

Externally to the front aspect there is an enclosed lawned garden.

Ground floor

Hallway

UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring.

Dining room

11'1" x 17'2" maximum (3.38 x 5.24 maximum)

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

Lounge

13'1" x 11'5" (4.00 x 3.48)

UPVC double glazed bay window, central heating radiator, focal point fireplace, and laminate flooring.

Kitchen

15'7" x 7'10" (4.75 x 2.40)

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

First floor

Landing

With access to the loft hatch, carpeted flooring, and leading to :

Bedroom one

13'2" x 10'9" (4.03 x 3.29)

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

Bedroom two

11'1" x 10'8" (3.39 x 3.26)

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

Bedroom three

6'9" x 6'0" (2.08 x 1.85)

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

Bathroom

UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising P shaped panelled bath with mixer tap and electric shower, wash basin with mixer tap, and low flush W.C.

Rear external

The rear garden is laid to lawn with faux grass, and complimented with a patio seating area. A path leads to the detached garage and ten-foot access.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00060266011309

Council Tax band - B

EPC rating

EPC rating - TBC

Tel: 01482 657657

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 2 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

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.



Road Map



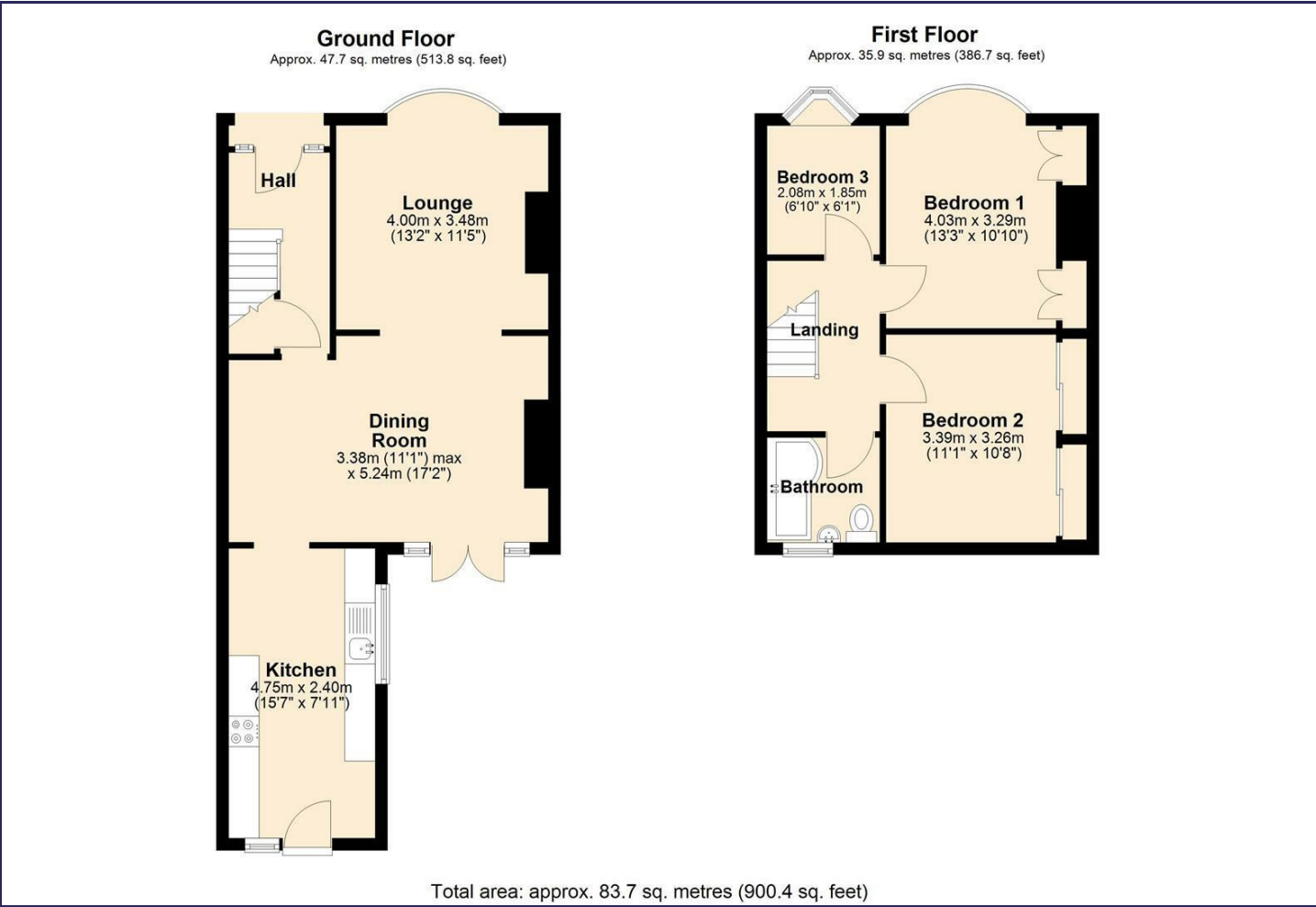
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.