

# Whitakers

Estate Agents



10 Graham Avenue

Hessle Road, Hull, HU4 7AN

£165,000





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## £165,000



### Front External

The Accommodation Comprises

### Ground Floor

#### Entrance Hall

An external Upvc entrance door with an obscured double glazed panel insert and a matching Upvc obscured double glazed side light leads into the entrance hall. There is a central heating radiator, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

#### Lounge

13'9" (into bay window to 11'2") x 11'1" (4.20m (into bay window to 3.41m) x 3.39m)

Having a Upvc double glazed bay window to the front elevation, a wall mounted crystal effect electric fire, a central heating radiator, and coving and a rose to the ceiling. An open archway leads from the lounge into the dining room.

#### Dining Room

14'4" x 11'3" (4.39m x 3.43m)

The focal point of the room being the feature fireplace with a white surround, marble effect back and hearth with inset coal effect 'living flame' gas fire within a chrome effect grate. There is a central heating radiator, Upvc double glazed 'French' door to the rear elevation leading onto the rear garden, and coving and a rose to the ceiling.

#### Kitchen

12'5" x 8'2" (3.81m x 2.50m)

Being fitted with a range of units in a buttermilk finish with steel effect fittings comprising: wall mounted eye-level units, glazed display cabinets, corner shelving units, drawers and base units with a complementary fitted wood effect laminate worksurface over which incorporates a stainless steel sink and drainer unit with mixer tap. There is an integrated 'Cooke & Lewis' electric oven, a 'Bush' four ring gas hob with a stainless steel extractor hood above, plumbing for an automatic washing machine, space for a larder style fridge freezer, a wall mounted 'Worcester' boiler, and a Upvc double glazed window to the side elevation. To the floor there is a ceramic tiled finish and to the walls there is a ceramic tiled splashback finish. A folding door leads to a built-in understairs cupboard which has a partially tiled finish to the floor, lighting and houses the gas and electric meters and consumer unit.

### Utility

7'9" x 5'0" (2.38m x 1.53m)

Having a Upvc double glazed window to the rear elevation, a Upvc entrance door with an obscured double glazed panel insert to the side elevation leading onto the rear garden and a ceramic tiled finish to the floor.

### First Floor Accommodation

#### Landing

Having a loft hatch access to the ceiling with fitted aluminium pull-down ladders for access.

#### Bedroom One

14'0" (into bay window to 11'5") x 10'10" (to 9'10" (4.28m (into bay window to 3.50m) x 3.31m (to 3.00)

Having fitted wardrobes with sliding doors, a feature vertical ladder style radiator, a Upvc double glazed bay window to the front elevation and coving to the ceiling.

#### Bedroom Two

11'1" x 10'9" (3.39m x 3.29m)

Having fitted wardrobes, a central heating radiator, a Upvc double glazed fire-escape window to the rear elevation and coving to the ceiling.

#### Bedroom Three

8'7" x 5'10" (2.64m x 1.79m)

Having a central heating radiator and a Upvc double glazed fire-escape window to the front elevation.

#### Bathroom

5'11" x 5'10" (1.81m x 1.80m)

Being fitted with a three piece suite in white comprising: panelled bath with mixer tap and shower attachment, a vanity wash basin with a mixer tap and fitted cabinet beneath and a low level W.C. suite with a button push flush. There is a central heating radiator, an obscured double glazed Upvc fire-escape window to the rear elevation, coving to the ceiling, a partially tiled finish to the walls and a tile effect vinyl finish to the floor.

### External

To the front of the property the kerb has been dropped to facilitate off street parking provision which is laid to decorative aggregates. A concrete pathway leads to the entrance to the property.

To the rear of the property there is an enclosed garden with areas laid

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to paving stones and lawn with raised edged borders. There is timber fencing and concrete panelling to the boundaries. A concrete pathway leads to the double wrought iron gated access which leads onto the rear ten foot.

### Garaging

A larger than average detached garage with an up-and-over vehicular access door, a personnel door and having both power and lighting.

### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'B'.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 5Mbps/ Ultrafast 1000Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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.

### 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.

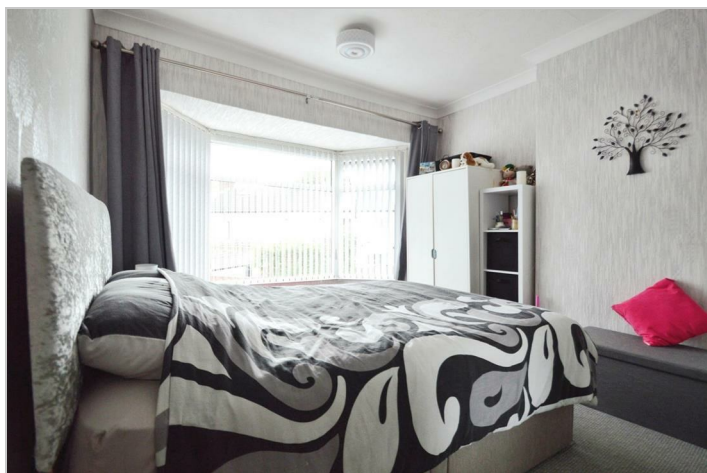
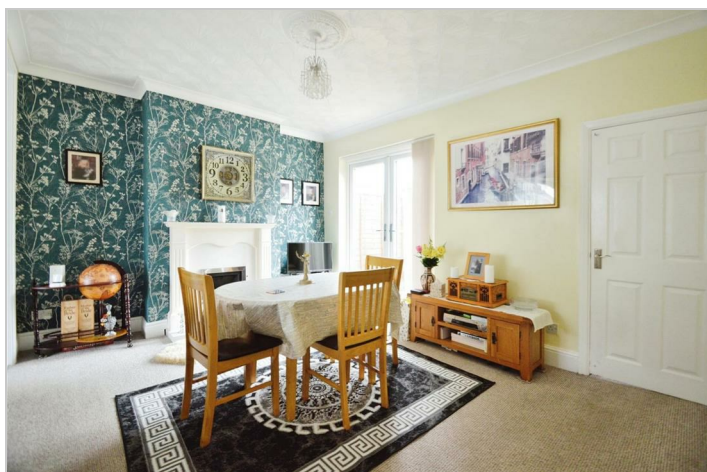
### Additional Services

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.

### 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



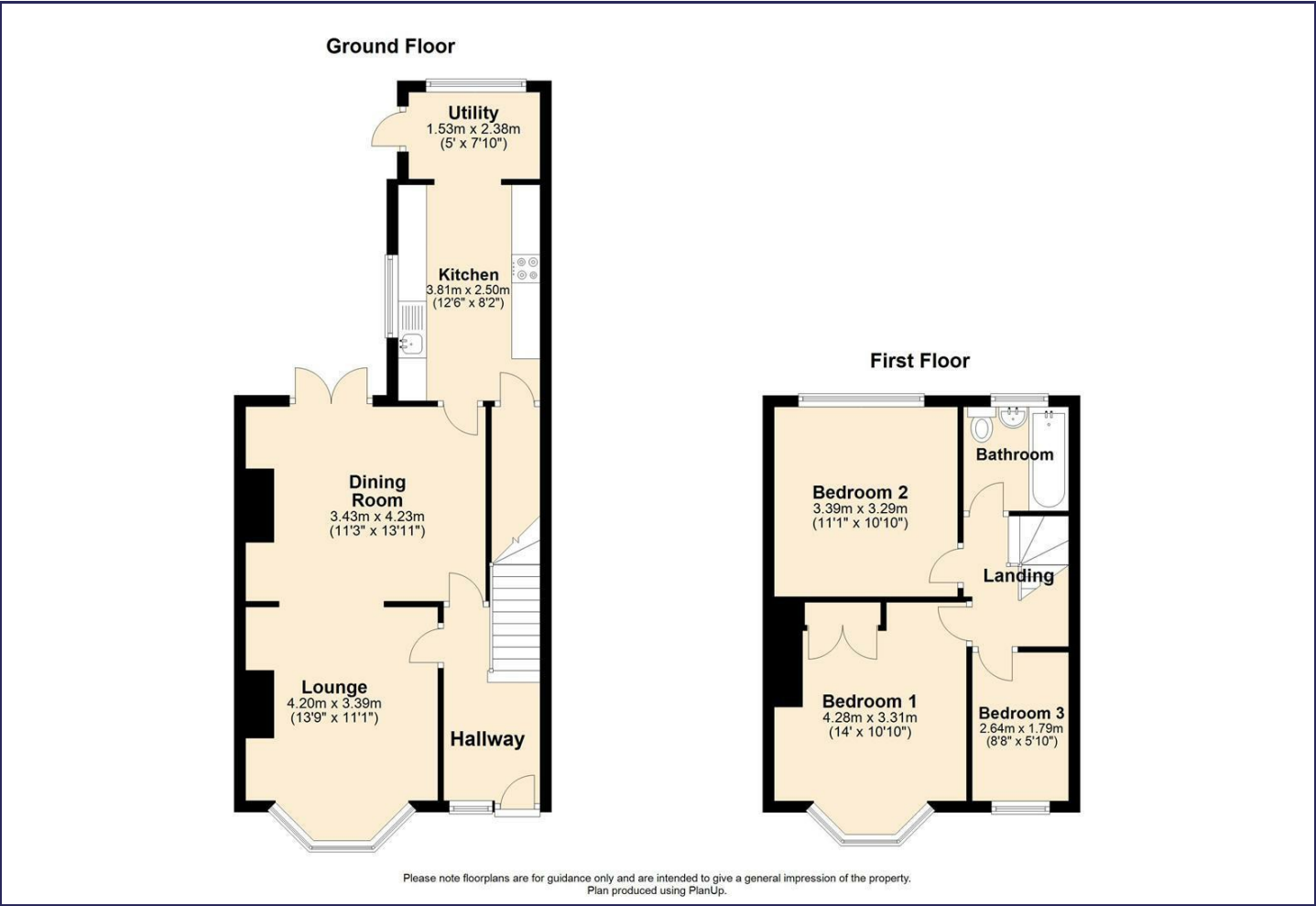
Hybrid Map



Terrain Map



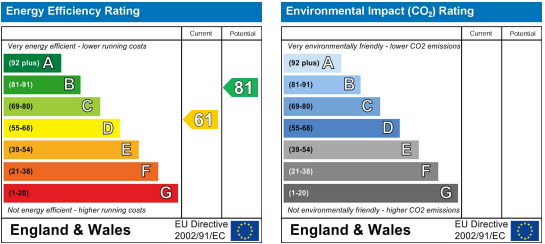
Floor Plan



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.