

Whitakers

Estate Agents



52 Meltonby Avenue, Hull, HU5 5QY

£95,000

Offering a fabulous opportunity for the investor with a "winter weather" project in plan or indeed the D.I.Y enthusiast, this mid terrace property represents super accommodation for the growing family unit with updating required.

The accommodation briefly comprises entrance hall, lounge, dining area, fitted kitchen, three first floor bedrooms of good proportion and a bathroom with separate wc. with a system of gas fired central heating to radiators and double glazing. Standing within pleasant gardens to the front and rear, the property affords enormous potential and enjoys a quiet west hull location with access to local shops and schools.

Discerning purchasers are urged to view.

Entrance Hall
Staircase off and a radiator.

Open plan lounge / dining room 21'0" x 11'2"
maximum (6.41 x 3.42 maximum)

Lounge



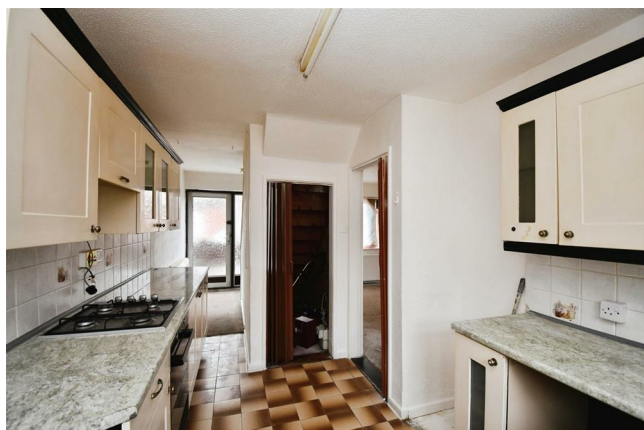
Window to the front aspect, feature brick fire place and a radiator. Opens to

Dining Area



Patio Doors giving access to the rear garden and a radiator.

Kitchen 10'4" x 8'5" (3.15 x 2.58)



Fitted floor and wall units with contrasting preparation surfaces having an inset sink unit. Partially tiled walls, doorway giving access to the

rear garden and integrated appliances include an electric oven, gas hob and an over head extractor canopy..

First Floor

Bedroom One 11'9" x 11'1" (3.60 x 3.40)



Window to the front aspect, a radiator, built in wardrobes, overhead cupboards and a dressing table unit.

Bedroom Two 11'9" x 7'9" (3.60 x 2.37)



Two windows to the front aspect, built in storage cupboard and a radiator.

Bedroom Three 8'11" x 8'2" (2.72 x 2.50)



Window to the rear aspect, built in wardrobe, over head cupboards and a radiator.

Bathroom



Panelled bath, wash hand basin , partially tiled walls and a radiator.

Separate WC
Low level unit

Landing Area

With two built in storage cupboards which lend themselves ideally for extension to the bathroom and WC areas

Gardens



To the front of the property is an enclosed garden laid to decorative aggregates and a side personnel passage leads to the rear garden which is laid to paved patio with a pergola and decorative aggregate and there is a brick built storage shed with an electricity supply.

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 sales 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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

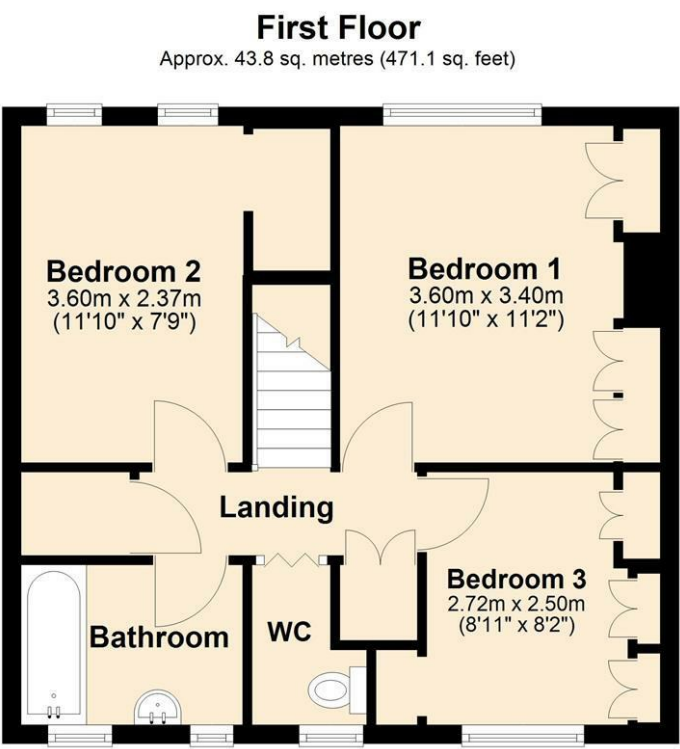
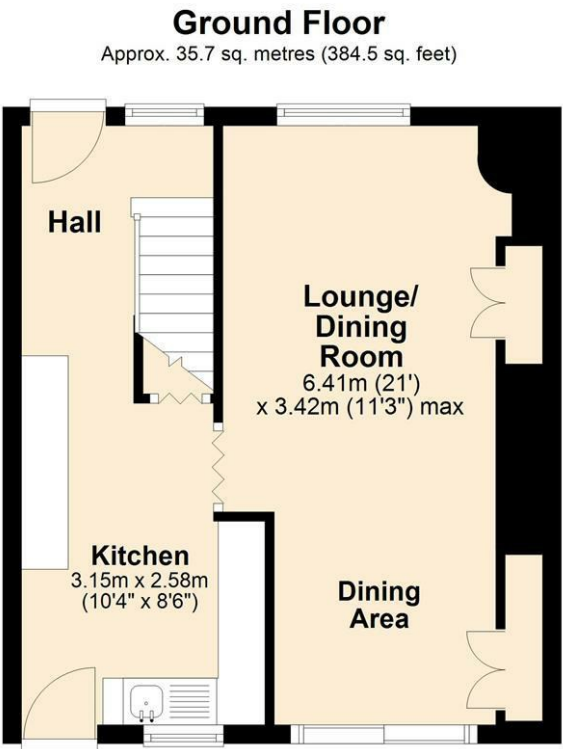
Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

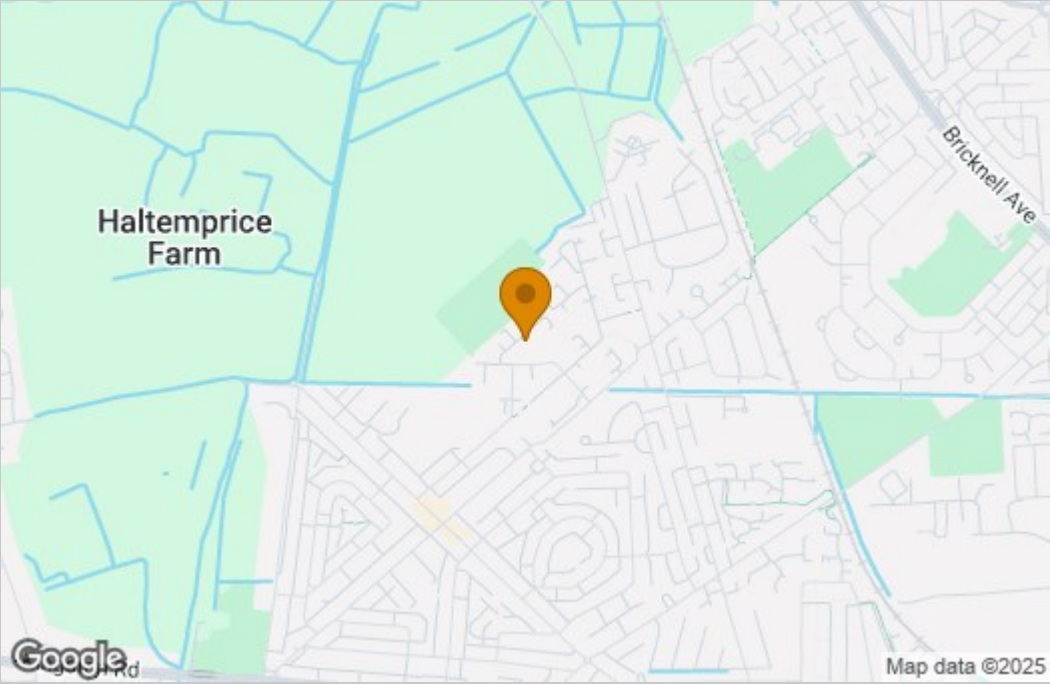
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Floor Plan

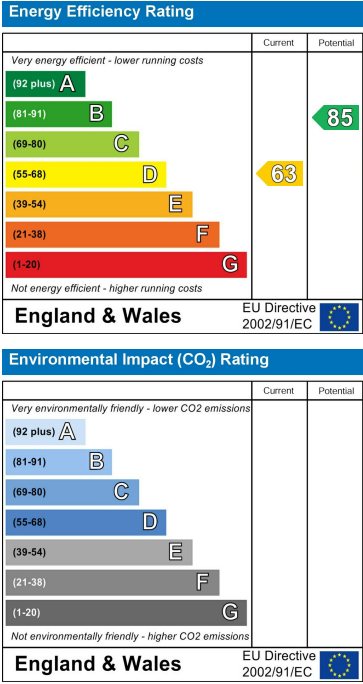


Total area: approx. 79.5 sq. metres (855.5 sq. feet)

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.