

# Whitakers

Estate Agents



## 20 Foredyke Avenue, Hull, HU7 0DS

**Auction Guide £105,000**

Whitakers are pleased to bring this well presented 2 bedroom home to the market.

Situated on ever popular Foredyke Avenue, conveniently located for local shops and amenities as well as excellent transport links around the City, the property offers spacious accommodation in a very sought after area

Being ideal for First time buyers, investors and down-sizers alike, the property briefly comprises: entrance hallway, spacious lounge/dining room, modern fitted kitchen and downstairs cloakroom to the ground floor whilst there are two generously sized bedrooms and a bathroom to the first floor together with the additional bonus of a useful loft room, accessed via fixed staircase.

Also benefitting from off street parking to the front and an enclosed low maintenance garden to the rear together with gas central heating and UPVC double glazing, early viewing is recommended!

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (jamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.



The accommodation comprises

#### Entrance Hallway

Composite front door into entrance hallway with laminate flooring and carpeted staircase to first floor.

Lounge/Dining room 20'5 x 13'10 max (6.22m x 4.22m max)



With UPVC front bay window, feature fireplace with inset gas fire, carpeted flooring and central heating radiator opens through to dining area with carpeted flooring and under stair storage cupboard

Kitchen 12' x 10'2 (3.66m x 3.10m)



With a range of modern, grey shaker style units, contrasting wood effect work surfaces and brick effect tiled splashback. Integrated electric mid level double oven, electric induction hob and stainless steel extractor fan. Space for free standing fridge freezer and space and plumbing for automatic washing machine. White composite sink and drainer with mixer taps over. Ceiling mounted fan, wood effect laminate flooring and UPVC windows to rear aspect.

#### Rear lobby

With UPVC door to rear garden and internal door to.....

#### Downstairs cloakroom



With low flush wc and hand wash basin.

#### First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 12'6 x 10'8 (3.81m x 3.25m)



With UPVC bay window to front aspect, fitted wardrobes, carpeted flooring and central heating radiator. Sliding door gives access to staircase to loft room.

Bedroom Two 7'10 x 8 (2.39m x 2.44m)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom 5'6 x 4'11 (1.68m x 1.50m)



Panel bath with mixer shower over and pedestal hand wash basin. Tiling to three walls, vinyl flooring and UPVC window to rear aspect.

Loft space 7'3 x 12'6 (2.21m x 3.81m)

Fixed staircase from bedroom one to loft room with Velux window to rear aspect and eaves storage.

## Outside



To the front of the property there is a dropped kerb to gravelled frontage giving off road parking. To the rear of the property is a low maintenance garden with large decked area, storage shed, fencing to perimeters and gate access to rear ten-foot.

## Tenure

The property is Freehold

## Council Tax

Council Tax band A

Kingston upon Hull City Council

## EPC

EPC rating D

## 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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

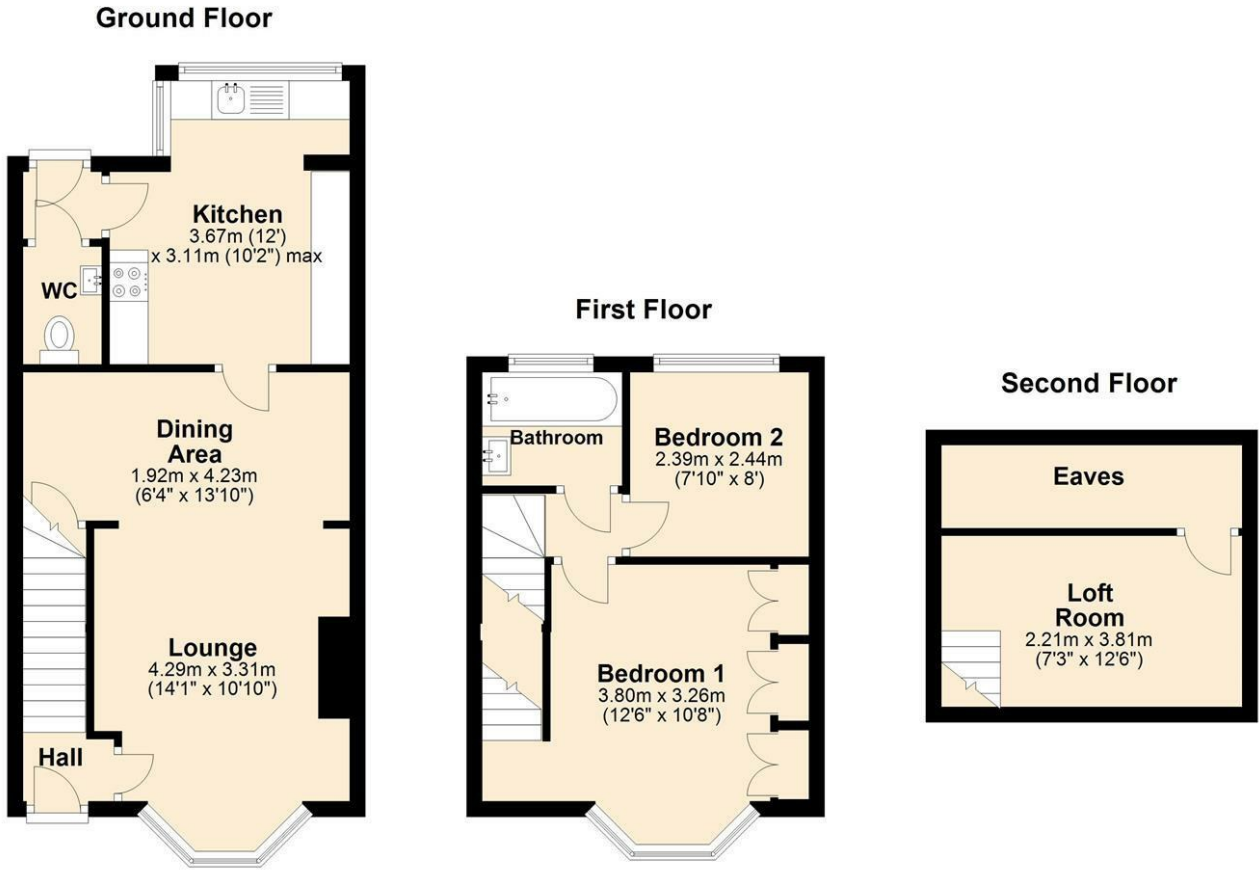
Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are specific to the property.

## 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.

# Floor Plan

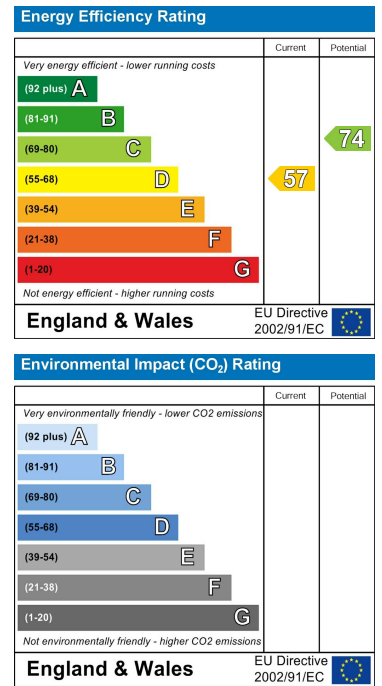


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.