

# Whitakers

Estate Agents



## 30 Wembley Park Avenue, Hull, HU8 0ND

**Offers Around £175,000**

Whitakers are pleased to bring this spacious 3 bedroom semi-detached home to the market, being sold with NO ONWARD CHAIN!

Situated in a very sought after residential area, well positioned for local shops and amenities together with well regarded primary and secondary schools, the property is in need of modernisation but nonetheless represents an outstanding opportunity for the discerning buyer to put their own stamp on a well proportioned family home in a desirable location.

Briefly comprising; Entrance Hallway, Lounge, Dining Room and Kitchen to the ground floor, there are 3 Bedrooms and a Family Bathroom to the first floor.

Having the additional benefit of extensive rear gardens and detached garage with driveway access together with majority UPVC double glazing and gas central heating, early viewing is recommended!

The accommodation comprises

Entrance Porch

UPVC patio doors into entrance porch.

Entrance Hallway



Internal door with glazed side panel into entrance hallway with central heating radiator and under stair cupboard.

Lounge 13'7 x 12'9 (4.14m x 3.89m)



With UPVC front bay window, gas fire and central heating radiator.

Dining Room 13'5 x 11'4 (4.09m x 3.45m)



With UPVC window to rear aspect, gas fire and central heating radiator.

Kitchen 9'7 x 7'6 (2.92m x 2.29m)



Fitted wall and base units, work surfaces and tiled splash-backs, space for electric oven, plumbing for automatic washing machine and stainless steel sink unit. UPVC WINDOW AND DOOR TO REAR GARDEN.

First Floor Landing



Stairs from entrance hallway to first floor landing with side window.

Bedroom One 15'4 x 12' (4.67m x 3.66m)



UPVC front bay window, sliding wardrobes and central heating radiator

### Bedroom Two 12'4 x 12' (3.76m x 3.66m)



UPVC window to rear aspect, central heating radiator, built in storage cupboard and fitted wardrobes.

### Bedroom Three 7'10 x 7' (2.39m x 2.13m)



UPVC window to front aspect, central heating radiator and fitted furniture.

### Bathroom



Panel bath with mains shower over, low flush wc and pedestal hand wash basin with UPVC window to rear aspect.

### Garage

Detached garage accessed via shared side driveway

### Outside



To the front of the property is an enclosed garden with mature plants and shrubs and side driveway leading to the detached garage and gate access to the extensive rear garden which is currently populated with a wide range mature plants, trees and shrubs and fencing to perimeters.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

Awaited

### 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:

Provider Voice

EE Likely

Three Likely

O2 Likely  
Vodafone Likely

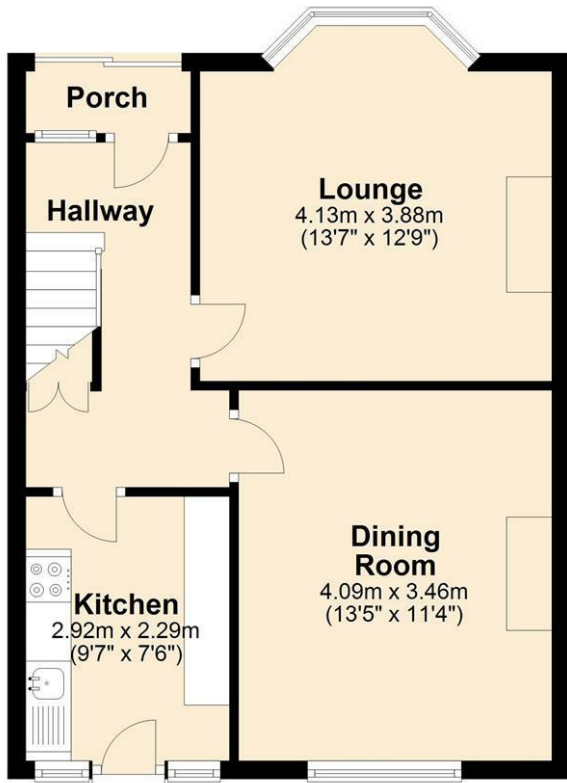
Broadband -  
Broadband type Highest available download speed Highest available upload speed Availability  
Standard 10 Mbps 0.9 Mbps Good  
Superfast -- Not available -- Not available Unlikely  
Ultrafast 1000 Mbps 1000 Mbps Good

Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - None specific to the property

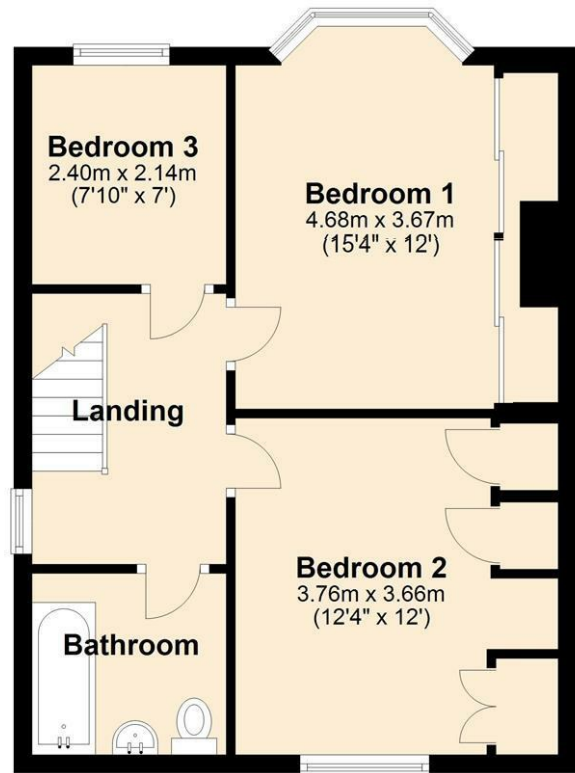
Whitakers Estate Agent Declaration:  
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor



## First Floor

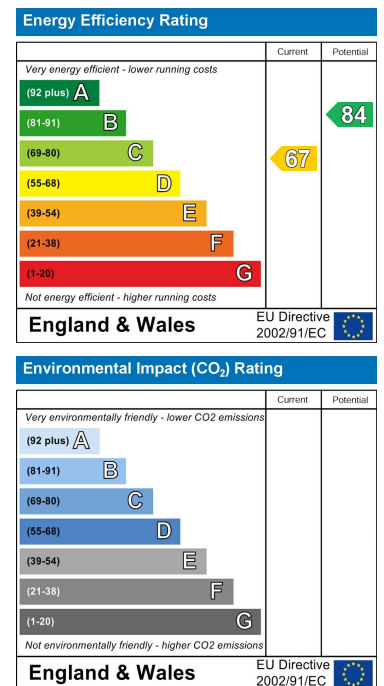


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.