

Whitakers

Estate Agents



45 Boulsworth Avenue, Hull, HU6 7DZ

Offers Around £115,000

This charming 2 bedroomed end terraced property is available to purchase with NO ONWARD CHAIN!

Situated on popular and sought after Haworth Park just off Beverley High Road, conveniently located for local shops and amenities together with excellent transport links into the City and also to the Market Town of Beverley and the range of facilities available at Kingswood Retail Park.

Well positioned in a peaceful location at the foot of a pedestrian walk way, the property briefly comprises; entrance lobby, lounge, kitchen and conservatory to the ground floor whilst there are two double bedrooms and a modern shower room to the first floor.

Also benefitting from allocated parking and front and rear gardens together with gas central heating and UPVC glazing throughout, the property is sure to be popular so early viewing is recommended!

The Accommodation Comprises

Entrance Lobby

UPVC Side entrance Door into lobby area with under stair storage cupboard.

Lounge 15'8 x 12'1 (4.78m x 3.68m)



With UPVC bow window to front aspect, carpeted flooring, fire surround with marble effect hearth and inset electric fire, central heating radiator and open plan staircase to first floor.

Kitchen 8'11 x 12'1 (2.72m x 3.68m)



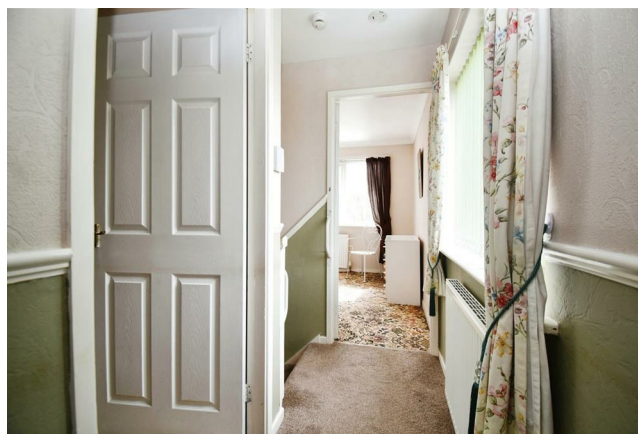
With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring gas hob with extractor fan over, mid level electric fan oven and stainless steel sink. Plumbing for automatic washing machine, vinyl flooring and UPVC patio doors into.....

Conservatory 6'8 x 9'5 (2.03m x 2.87m)



With carpeted flooring and UPVC door into rear garden.

First Floor Landing



Stairs from lounge to first floor landing with UPVC window, central heating radiator, carpeted flooring and loft access hatch.

Bedroom One 10'7 x 12'1 (3.23m x 3.68m)



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

Bedroom Two 8'11 x 12'1 (2.72m x 3.68m)



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

Bathroom 7'10 x 4'9 (2.39m x 1.45m)



Double walk-in shower with glazed screens and mains shower, concealed cistern wc and hand

wash basin. Tiled floor and wall tiling to water sensitive areas, chrome heated towel rail, extractor fan and built in airing cupboard.

Outside

The property is approached via pedestrian walk way and is fronted by a spacious garden laid mainly to aggregate with mature plants and shrubs. The side pathway leads to the entrance door whilst there is gate access to the low maintenance paved rear garden with handy storage shed, fencing to perimeters and rear gated access.

Tenure

The property is Freehold

Council Tax

Council Tax band A

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 - Medium

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

Broadband - Basic 1 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Planning for Conservatory.

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=0101136PF&activeTab=summary)

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Whitakers Estate Agent Declaration:

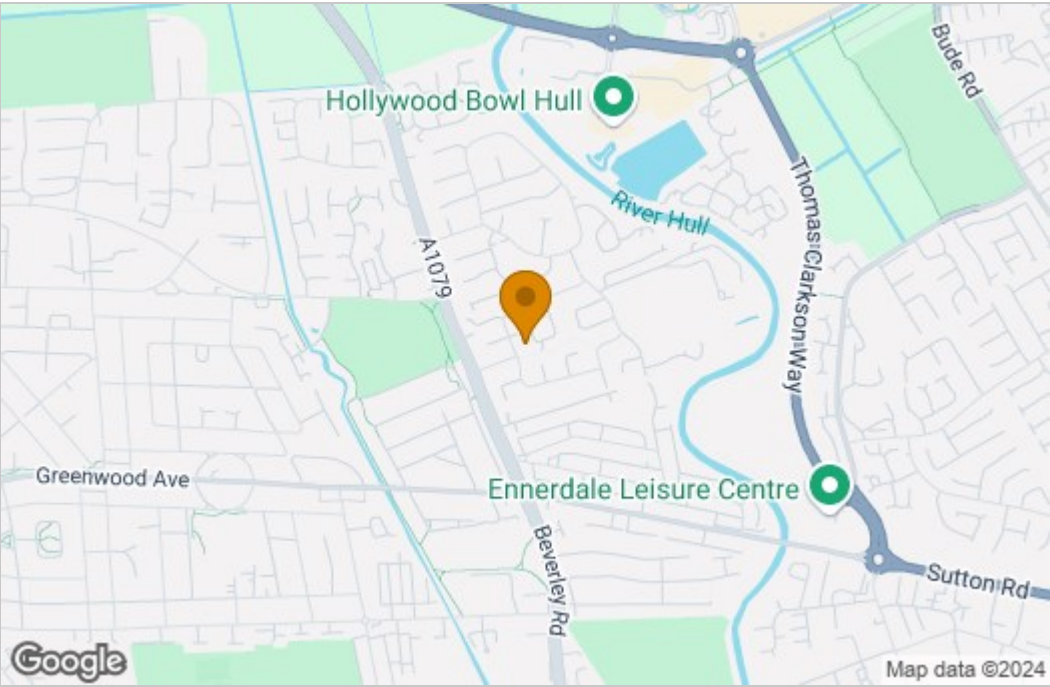
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Floor Plan

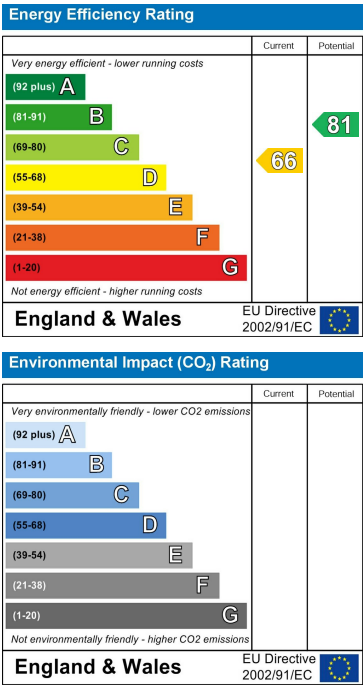


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.