

Whitakers

Estate Agents

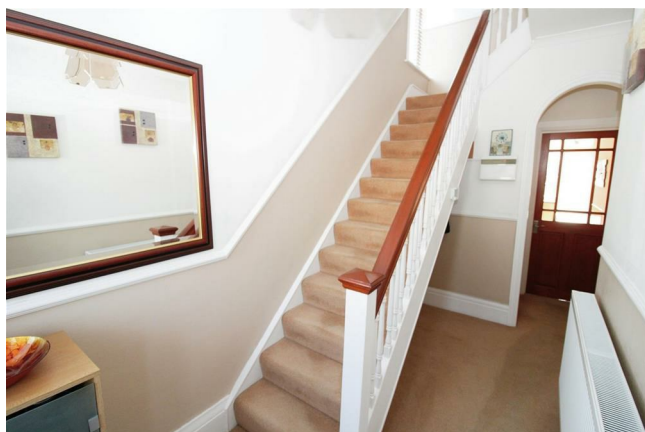


25 Bellfield Avenue, Hull, HU8 9DS

Asking Price £259,995

Enjoying a sought after location to the East of the City with open rear aspect to Bellfield Primary School, this traditional style semi detached house represents a spacious home which ideally suits the growing family unit. The accommodation briefly comprises entrance hall, cloak room, lounge, dining room, fitted breakfast kitchen, conservatory, three bedrooms and a bathroom to the first floor and a further bedroom to the top floor. Standing in pleasant gardens of good proportion with the rear having a southerly aspect and a brick built garage accessible via a side driveway, the property has the expected gas central heating to radiators and double glazing. Well presented throughout, internal inspection will not disappoint.

Entrance Reception Hall



With staircase off and a radiator.

Cloak Room

A low level wc unit, tiled floor and walls and spotlights to the ceiling

Lounge 11'11" x 11'6" (3.64 x 3.52)



Plus a round bay window to the front aspect, Adam style fire surround with onyx effect back and hearth, radiator, ceiling rose and coving to the ceiling surround. Feature archway to:

Dining Room 11'10" x 10'5" (3.61 x 3.20)



Having Patio Doors giving access to the Conservatory, attractive laminate flooring, a radiator and a ceiling rose.

Conservatory 13'1 x 6'7 (3.99m x 2.01m)



With laminate flooring, a radiator and access to the rear garden.

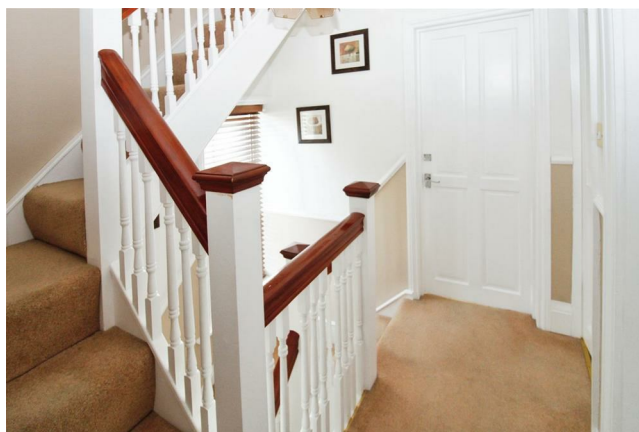
Breakfast Kitchen 18'2" x 9'10" (5.55 x 3.00)



A lovely range of fitted floor and wall units with

contrasting breakfast bar and preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear and side aspects allowing plenty of natural light, partially tiled walls, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, four ring gas hob and an over head filter canopy

Split Level Landing



Giving access to:

Bedroom One 11'10" x 10'6" (3.62 x 3.22)



Plus round bay window to the front aspect and having a radiator.

Bedroom Two 12'2" x 10'6" (3.71m x 3.05m.1.83m)



Window to the rear aspect, fitted wardrobe, laminate flooring and a radiator.

Bedroom Three 7'6" x 7'1" (2.29m x 2.16m)



Angled oriel bay to the front aspect, laminate flooring and a radiator

Bathroom 8'8" x 6'11" (2.65 x 2.12)



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc unit. Tiled walls, spotlights to the ceiling, a radiator and there is a plumbed shower unit within an independent corner enclosure.

Top floor

Bedroom four 17'3" x 13'0" max (5.28 x 3.97 max)



"Velux" style window, laminate flooring, built in storage cupboards and a radiator

Gardens



To the front of the property is a gravelled area with parking and to the rear is a garden laid mainly to lawn with a decking seating area, a paved patio area, an outside tap and has a southerly aspect

Garage

Brick built with an up and over vehicular door, a side personnel door and accessible via a side driveway.

Tenure

This property is Freehold

Council Tax

Hull City Council -

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 tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -EEm Vodafone, Three and O2

Broadband -5 Mbps 10000 Ultrafast

Coastal Erosion - No

Coalfield or Mining Area -No

P l a n n i n g -

<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?>

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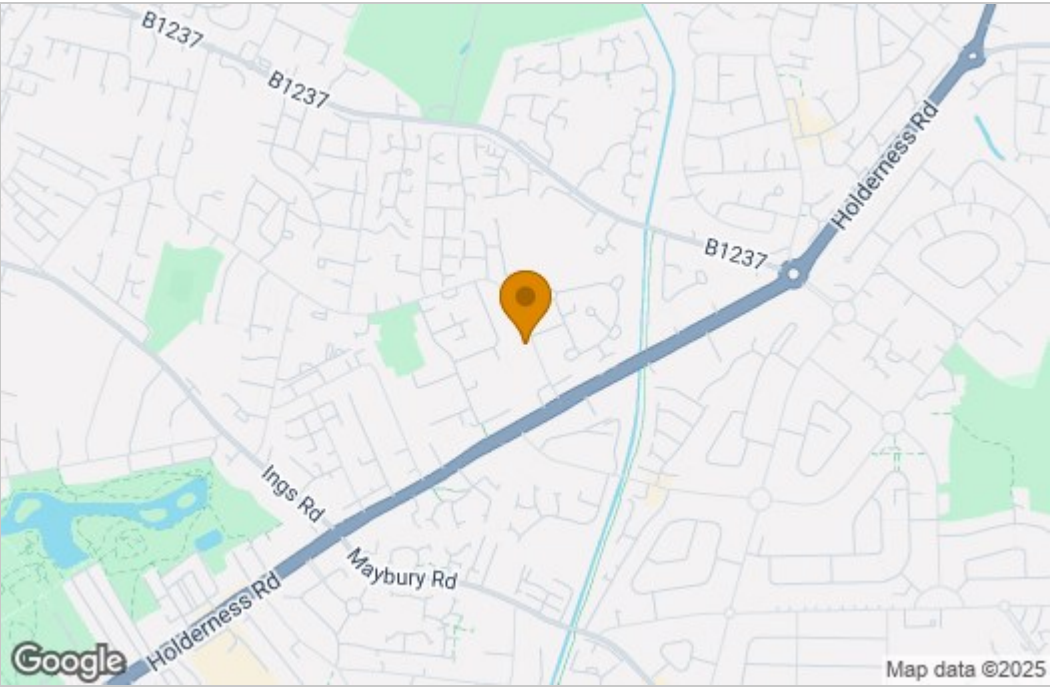
Whitakers Estate Agent Declaration:

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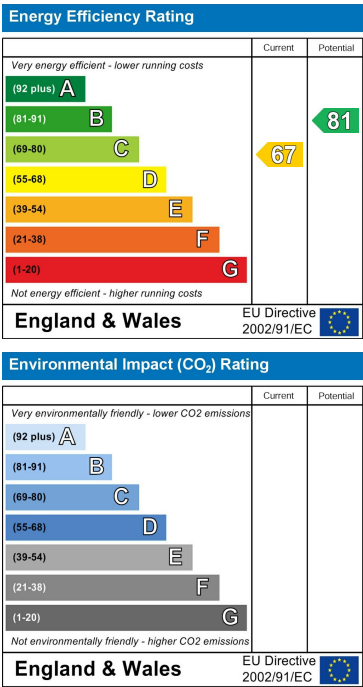
Floor Plan



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.