

Whitakers

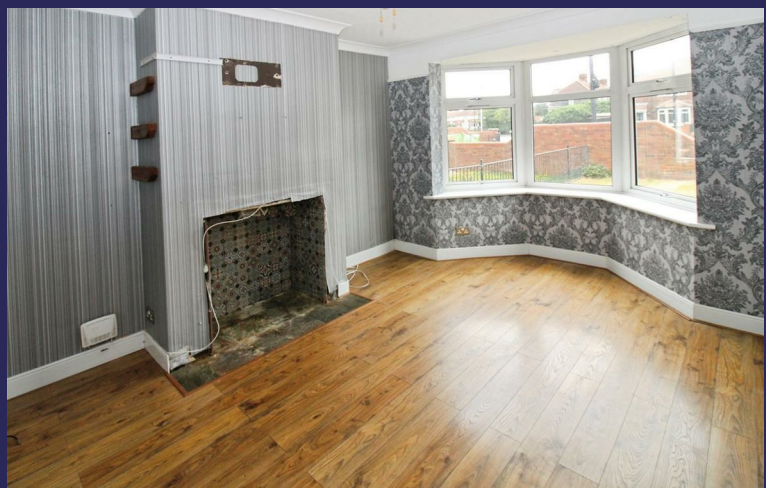
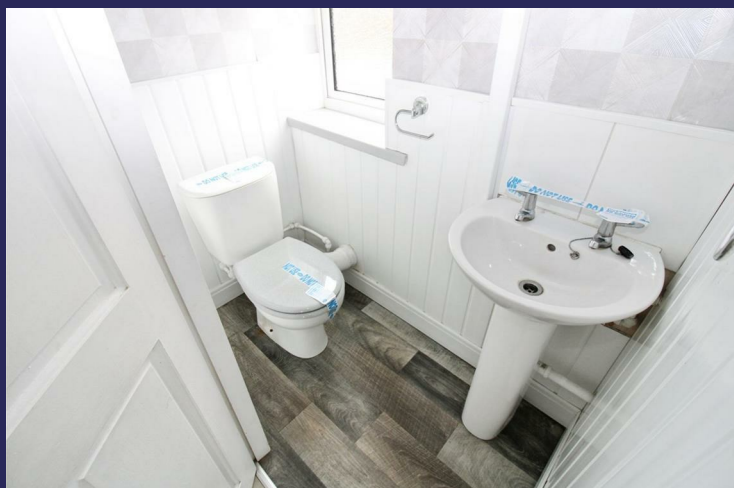
Estate Agents



91 21St Avenue

, Hull, HU6 8DL

Asking Price £69,950



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Ground Floor

Entrance Hall

Window to the side aspect, staircase off and two radiators.

Cloak Room

A low level wc unit and wash hand basin with a pedestal.

Lounge

A deep angled bay window to the front aspect, laminate flooring and a radiator. opens to:

Dining Kitchen

Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Matching breakfast bar, laminate flooring continues and there is a window to the rear aspect.

Utility Area

With a preparation surface and plumbing for an automatic washing machine.

Rear Porch

With access to the rear of the property and leading to the ;

Office Area

Plumbed for use as a small hairdressing area and access through to the garage and the car parking area.

First Floor

Landing

With a window to the side aspect and a fold down

ladder which gives access to a loft are which has boarded floor and walls and a "Velux" style window.

Bedroom One

Window to the front aspect, two storage cupboards and a radiator.

Bedroom Two

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

Bathroom

A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. There is a radiator, a shower attachment to the bath an electric shower unit over.

Gardens

The property enjoys a corner plot with gardens to the front side and rear.

Car Parking

Off street amenities are available via a dropped kerb and the plot houses a single garage.

Council Tax

Hull City Council - band A

Tenure

This property is freehold

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.

Tel: 01482 877177

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.

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

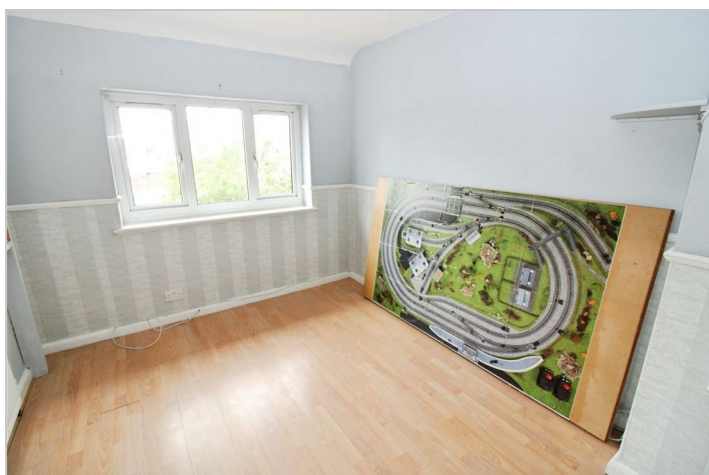
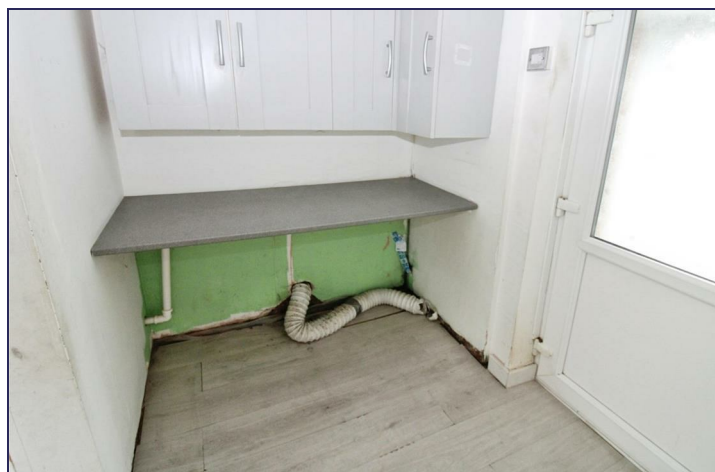
Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Basic 14 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No



Road Map



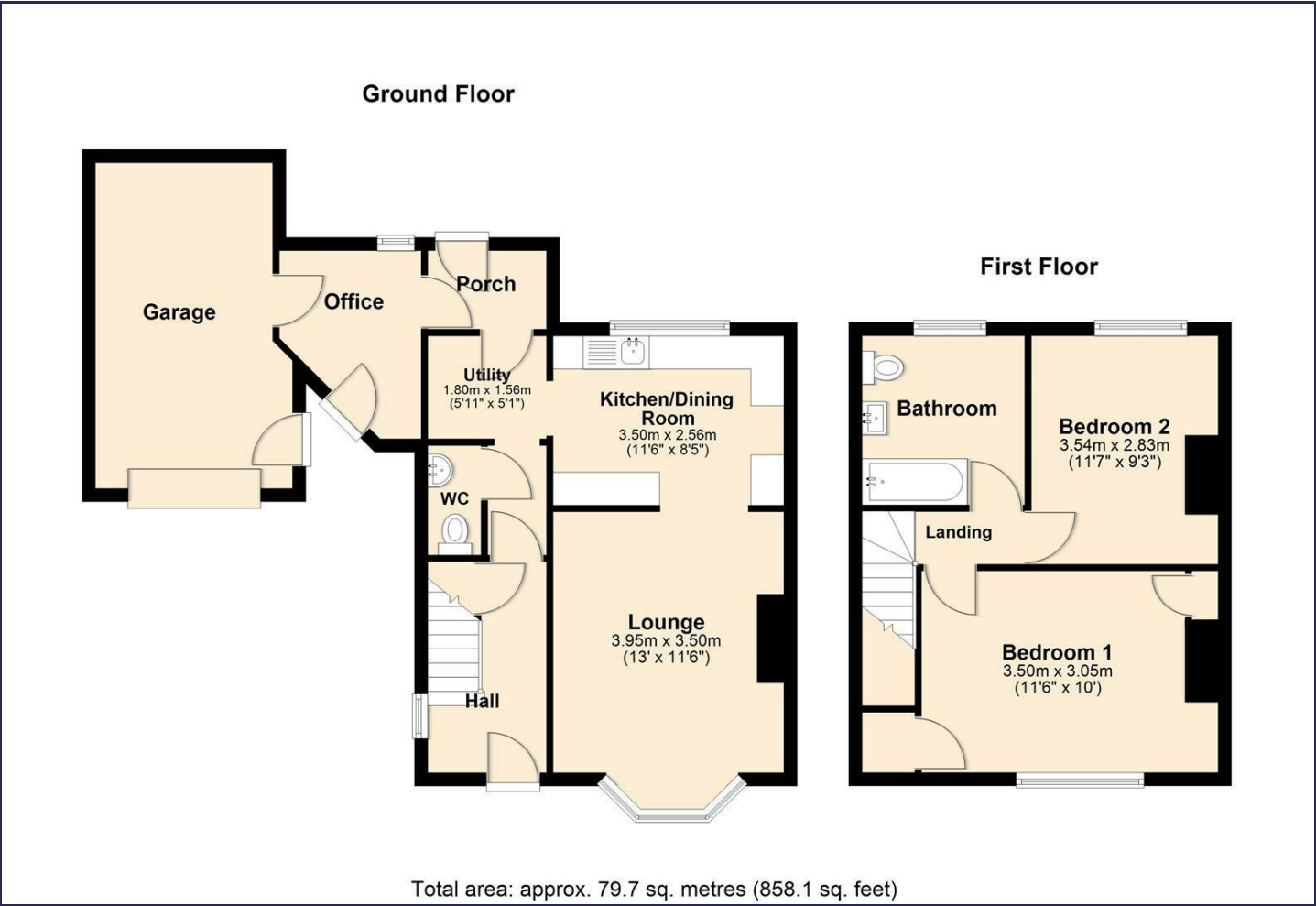
Hybrid Map



Terrain Map



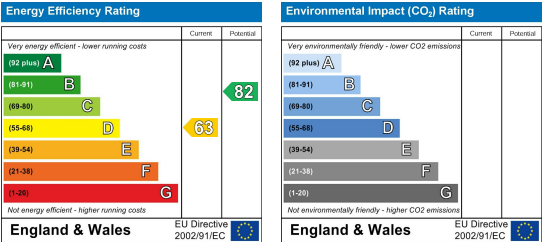
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.