

# Whitakers

Estate Agents



**64 James Reckitt Avenue, Hull, HU8 7TP**

**Asking Price £195,000**

This Outstanding 3 Bedroom semi-detached family home truly does need to be viewed to be fully appreciated!

Having been much improved and renovated to the highest specification by the current owners, the property is tastefully and stylishly presented throughout, retaining many of the original features and character that give this style of property their timeless charm and appeal!

Situated on ever popular and sought after Garden Village, close to local shops, amenities and highly regarded local primary and secondary schools, this outstanding family home is presented in true "move-in" condition!

Briefly comprising; entrance hallway, lounge with Log Burner, luxurious fitted dining kitchen, rear lobby and modern shower room to the ground floor whilst to the first floor there are 3 generously sized bedrooms.

Also benefitting from front, side and rear gardens with off road parking and garage together with gas central heating and uPVC double glazing throughout, this property is sure to prove popular hence early viewing is essential!



## The Accommodation Comprises

### Entrance Hallway



uPVC front door into entrance hallway with carpeted flooring, central heating radiator and stairs to first floor.

### Lounge 15'4 x 12'4 (4.67m x 3.76m)



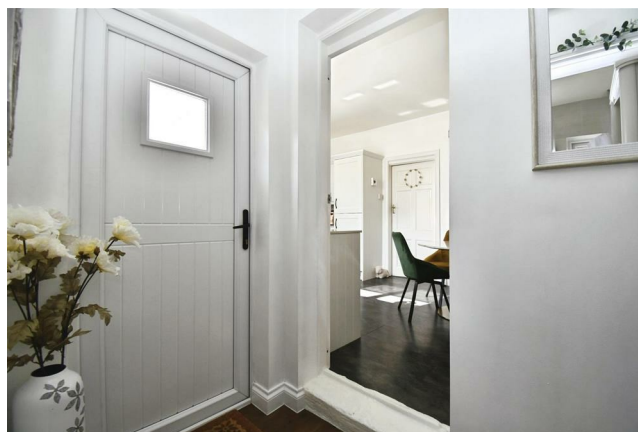
With uPVC window to front aspect, laminate flooring, feature fireplace with log burner, central heating radiator and under stair cupboard.

### Dining Kitchen 15'9 x 10'1 (4.80m x 3.07m)



The stunning fitted kitchen features a range of fitted shaker style wall and base units with contrasting marble work surfaces and splashbacks. Under mount composite sink with mixer taps over and space for range style cooker with extractor over and marble splashback, Integrated fridge/freezer, automatic washing machine and dish washer, laminate tiled flooring, space for family dining, central heating radiator and uPVC windows to side and rear aspect.

### Rear Lobby



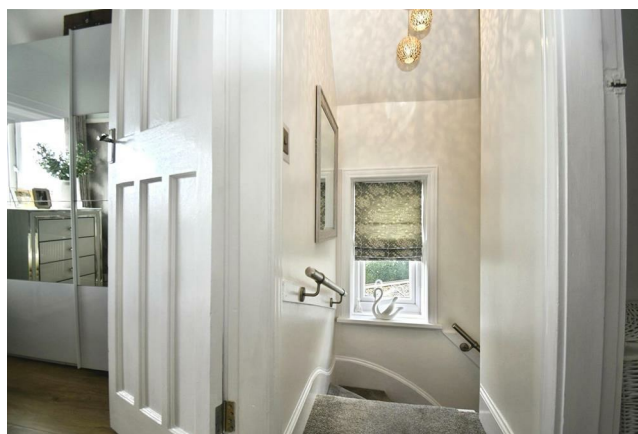
With laminate flooring, uPVC door to rear garden and internal door into....

### Shower Room



The luxurious shower room comprises walk in double shower with glazed screen and dual head mains shower, hand wash basin and low flush WC. Tiling to walls and floor, heated towel rail, ceiling spotlights, extractor fan and two uPVC windows to rear aspect.

### First Floor Landing



Carpeted stairs from entrance hallway to first floor landing with carpeted flooring and uPVC window to side aspect.

### Bedroom One 15'9 x 11'11 (4.80m x 3.63m)



With uPVC window to front aspect, laminate flooring, cast iron feature fireplace, built in storage cupboard and central heating radiator. Drop down ladder from loft hatch leads to boarded loft with electric supply and "velux" style roof window.

### Bedroom Two 13'4 x 7'8 (4.06m x 2.34m)



With uPVC window to rear aspect, laminate flooring and central heating radiator.

### Bedroom Three 10'1 x 7'8 (3.07m x 2.34m)



With uPVC window to rear aspect, laminate flooring and central heating radiator.

### Outside



To the front and side of the property are lawned gardens with privet hedging providing a good level of privacy. Wrought iron gate leads to the rear of the property with majority hard standing providing off road parking together with gravelled seating area, perimeter walls and fencing and double access gates to rear.

### Garage



Single detached garage with up and over door, window and internal door into garden.

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

Kingston upon Hull City Council

### EPC

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 - Garden Village

Flood Risk - Very Low

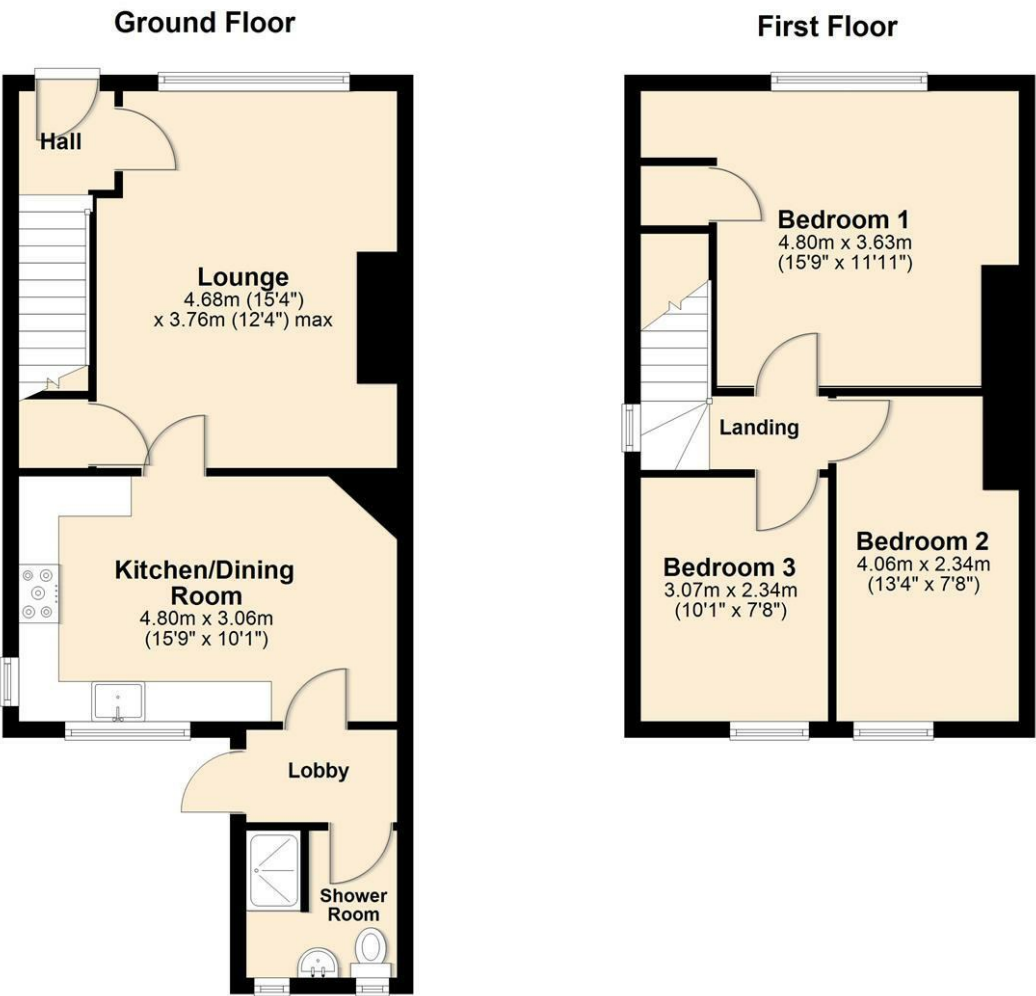
Mobile Coverage/Signal - EE, Vodafone, Three,  
O2  
Broadband - Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

**Whitakers Estate Agent Declaration:**

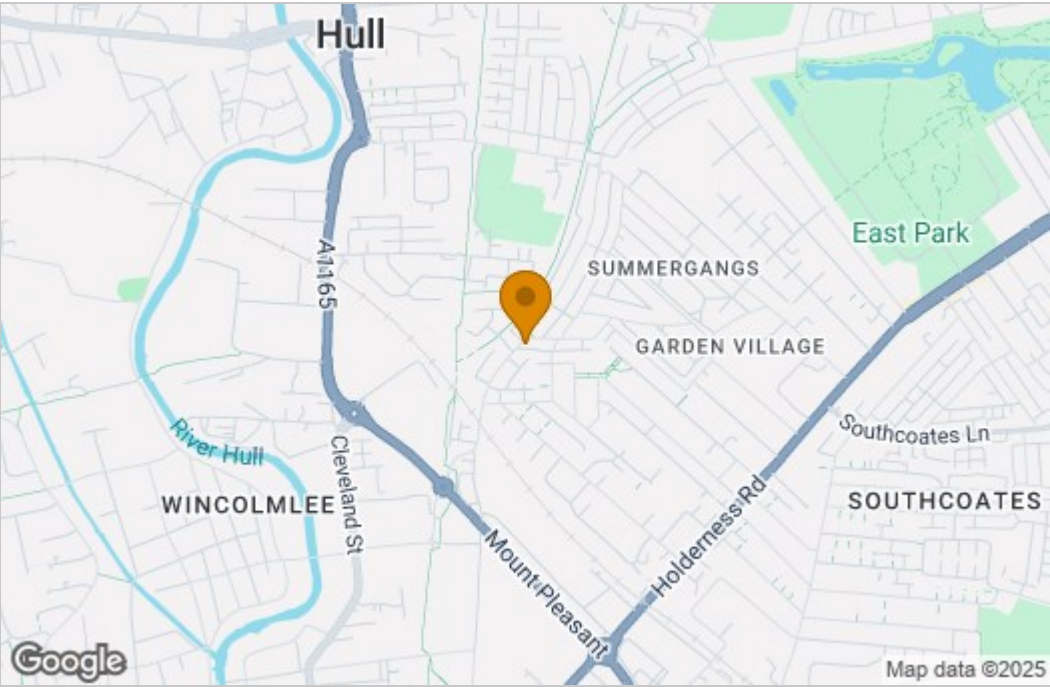
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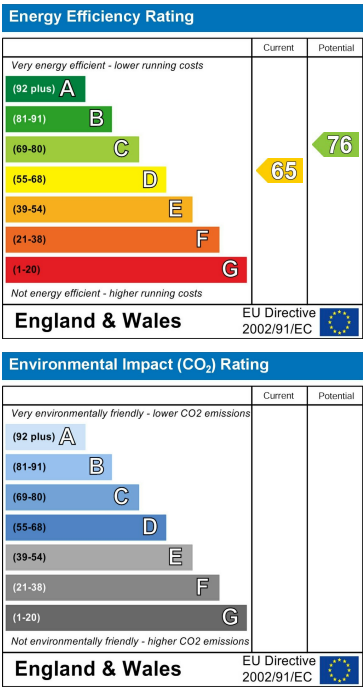
Floor Plan



Area Map



Energy Efficiency Graph



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