

Whitakers

Estate Agents



30 Denholme Avenue, Hull, HU6 7AY

£180,000

This lovely extended 3 bedroom semi-detached family home is available to purchase with NO ONWARD CHAIN!

Enjoying a quiet cul-de-sac position on ever popular Haworth Park, well positioned for local shops, schools and amenities, the property also enjoys excellent transport links into and around the City of Hull as well as being a short drive from the market town of Beverley and just minutes from Kingswood Retail Park with its wide range of retail and leisure facilities!

Well presented throughout, this represents an outstanding opportunity for the discerning buyer to put their own stamp on a spacious family home in a most sought after location!

Being ideal for First time buyers and families alike, the property briefly comprises; entrance hallway, spacious lounge, dining kitchen and rear garden room to the ground floor whilst to the first floor there are 3 bedrooms and a bathroom.

Having the additional benefit of front and rear gardens and a garage together with gas central heating and uPVC glazing throughout, early viewing is highly recommended!

The Accommodation Comprises

Entrance Hallway



uPVC door with glazed side panel into entrance hall with carpeted flooring, central heating radiator, storage cupboard and stairs to first floor.

Lounge 15'3 x 16'7 (4.65m x 5.05m)



With uPVC bow window to front aspect, second uPVC window to side aspect, carpeted flooring, central heating radiator, fireplace with inset gas fire and under stair cupboard. Double doors lead into....

Dining Kitchen 9'5 x 16'7 (2.87m x 5.05m)



The dining area features carpeted flooring and central heating radiator whilst the kitchen features vinyl flooring and is fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. 4 ring halogen hob with extractor over and integrated mid level double electric oven. Composite 1 1/2 bowl sink/drainers, plumbing for automatic washing machine and uPVC window to side aspect.

Garden Room 8' x 15'2 (2.44m x 4.62m)



With carpeted flooring, central heating radiator, uPVC window and Patio doors to rear garden.

First Floor Landing



Stairs from entrance hall to first floor landing with carpeted flooring, built in storage cupboard, loft access hatch and uPVC window to side aspect.

Bedroom One 13'9 max x 9'8 (4.19m max x 2.95m)



With uPVC window to front aspect, carpeted flooring, central heating radiator and fitted furniture.

Bedroom Two 11'2 max x 9'11 (3.40m max x 3.02m)



With uPVC window to rear aspect, central heating radiator and fitted sliding wardrobes.

Bedroom Three 9'4 x 6'7 (2.84m x 2.01m)



With uPVC window to front aspect, carpeted flooring, central heating radiator, built in cupboard and fitted furniture.

Bathroom



Panel bath with mixer shower over, hand wash basin and low flush wc. Tiled walls, central heating radiator and uPVC window to rear aspect.

Outside



To the front of the property is a mature lawned garden with an array of mature plants, trees and shrubs with side driveway leading to garage. Side gate access leads to the rear garden which is laid mainly to lawn with mature borders featuring a further array of mature plants, trees and shrubs, a paved patio, greenhouse and fencing to perimeters.

Garage

Situated at the foot of the side driveway with up and over door, electric supply and side window.

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 - EE, Vodafone, Three, O2

Broadband - Basic 18 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

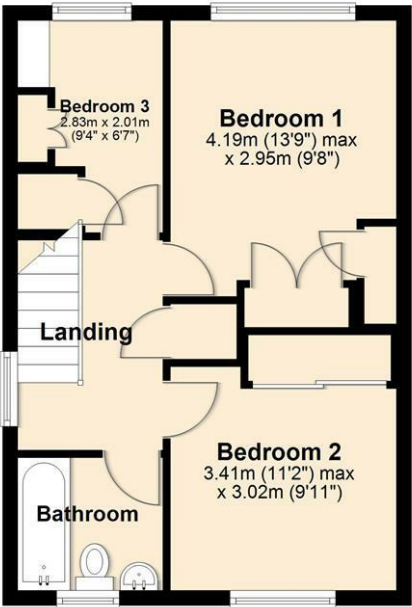
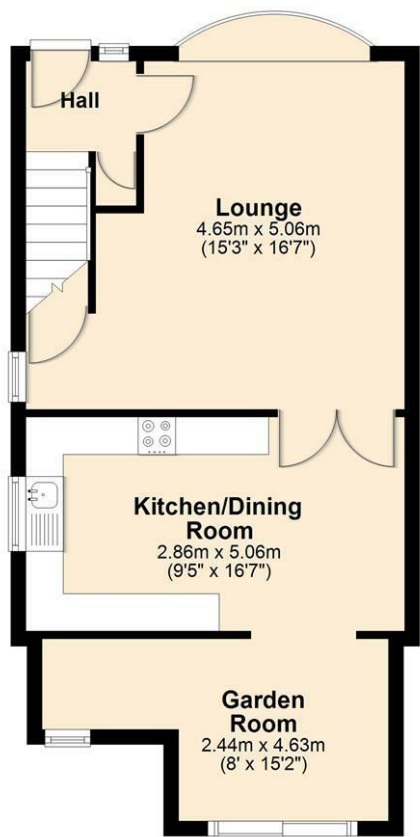
Whitakers Estate Agent Declaration:

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.

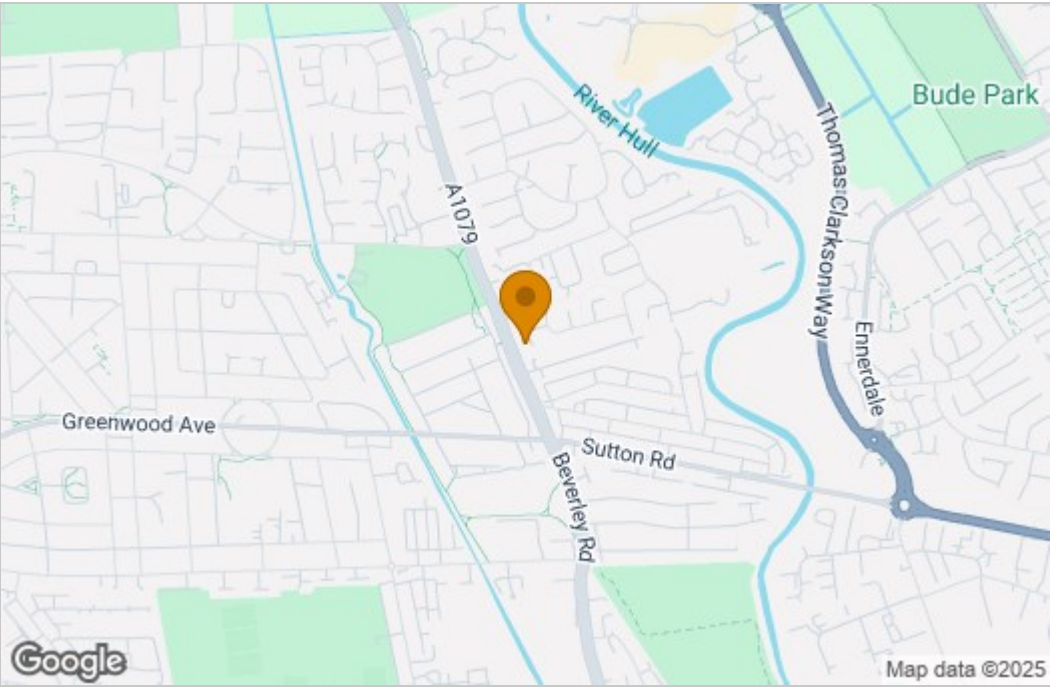
Floor Plan

First Floor

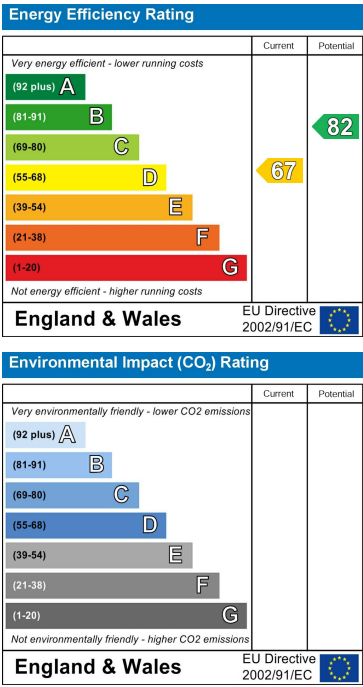
Ground Floor



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.