

Whitakers

Estate Agents



77 Hemswell Avenue

Greatfield, Hull, HU9 5JZ

Offers In The Region Of £94,950



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The Property Comprises

Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, under stairs storage cupboard and staircase to landing off.

Lounge

10'11" x 11'5" (3.33 x 3.50)

Upvc double glazed window, gas central heating radiator, dado rail. Open plan to:

Dining Room

9'8" x 9'0" (2.96 x 2.75)

Double glazed patio doors, gas central heating radiator and a dado rail.

Breakfast Kitchen

22'5" x 8'9" (6.84 x 2.67)

Two Upvc double glazed windows, Upvc double glazed entrance door, gas central heating radiator, newly fitted kitchen units including base, wall and drawer units with fitted work surfaces and a single drainer sink unit, split level oven and hob, plumbing for an automatic washing machine.

First Floor Landing

Access to the roof void and a storage cupboard.

Bedroom One

9'5" x 15'0" (2.88 x 4.59)

Two Upvc double glazed windows, gas central heating radiator and a storage cupboard housing the newly installed gas central heating boiler.

Bedroom Two

10'11" x 9'3" (3.34 x 2.84)

Upvc double glazed window and a gas central heating radiator.

Bathroom

Two Upvc double glazed windows, gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC.

Gardens

To the front of the property there is a garden with a boundary hedge. At the rear there is a larger than usual garden.

Tenure

This Property is Freehold.

Council Tax

Hull City Council
Band A

EPC

EPC rating C

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

Tel: 01482 877177

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 - Very Low

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

Broadband - Basic 4 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

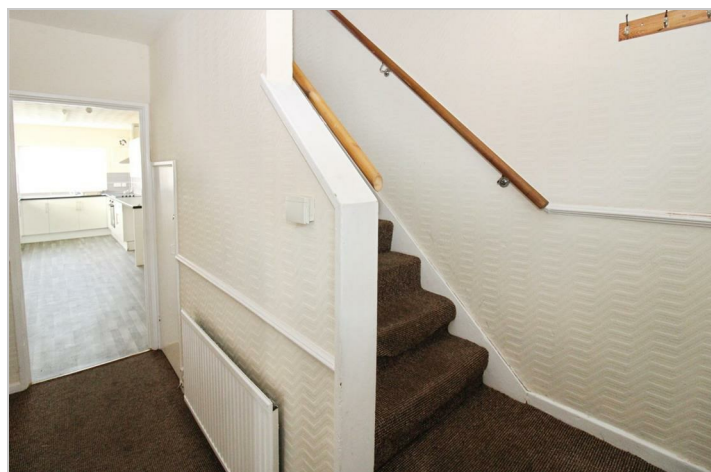
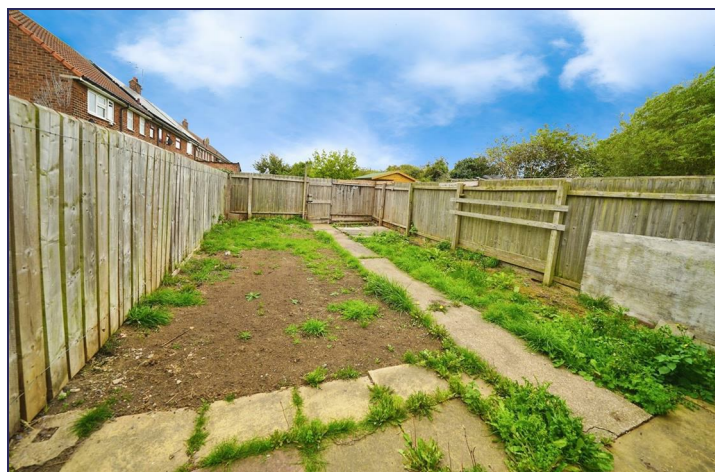
Coalfield or Mining Area - No

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.



Road Map



Hybrid Map



Terrain Map



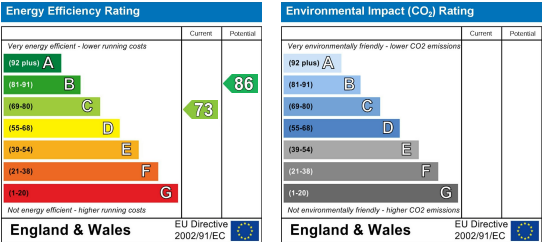
Floor Plan



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.