

Whitakers

Estate Agents



71 Princes Avenue, Hull, HU12 8DQ

Offers Around £195,000

Whitakers are delighted to bring this lovely 3 bedroomed terraced home to the market

Situated in the Historic village of Hedon, close to local shops and amenities as well as well regarded local schools, the property has been lovingly maintained and improved by the current owner to provide outstanding family accommodation in a most sought after location!

Well positioned towards the foot of a quiet cul-de-sac and enjoying open views to the rear, the property briefly comprises; entrance hallway, spacious through lounge/ding room and extended modern fitted kitchen to the ground floor, there are 3 spacious bedrooms and a family bathroom to the first floor.

Also benefitting from a mature front garden and rear garden overlooking farmlands together with a separate off site garage as well as gas central heating and UPVC double glazing throughout, internal inspection is recommended!

The Accommodation Comprises

Entrance Hallway



Composite door into entrance hallway with tiled flooring and central heating radiator with stairs to first floor and door into.....

Through Lounge 21'6 x 14'6 max (6.55m x 4.42m max)



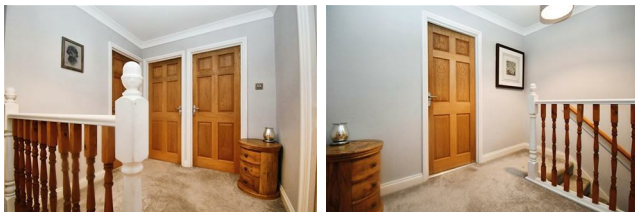
Spacious through lounge with UPVC window to front aspect and French doors to rear garden. Carpeted flooring throughout, central heating radiator and feature fireplace with inset living flame gas fire.

Kitchen 17'9 x 9'6 (5.41m x 2.90m)



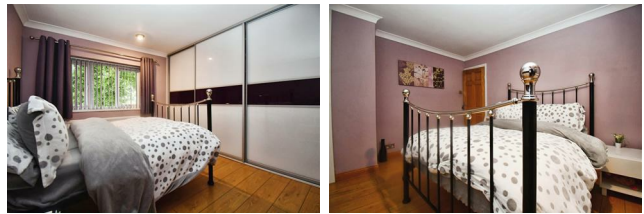
Modern contemporary fitted kitchen with a range of white gloss shaker style units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below. Ceramic sink/drainers with mixer taps over, plumbing for under counter automatic washing machine and space for fridge freezer. Breakfast bar, tiled flooring, central heating radiator, UPVC window to side aspect and French doors into rear garden.

First Floor Landing



Stairs from entrance hallway to spacious first floor landing with carpeted flooring and loft access hatch.

Bedroom One 11'9 x 10'4 (3.58m x 3.15m)



UPVC window to front aspect, laminate flooring, central heating radiator and fitted sliding wardrobes.

Bedroom Two 11'5 x 9'9 (3.48m x 2.97m)



UPVC window to rear aspect, laminate flooring, central heating radiator and fitted sliding wardrobes.

Bedroom Three 9'4 x 8'9 (2.84m x 2.67m)



UPVC window to front aspect, laminate flooring, central heating radiator and fitted sliding wardrobes.

Family Bathroom 5'5 x 9'5 (1.65m x 2.87m)



Modern fitted bathroom comprising shaped bath with mains shower and fitted shower screen, low flush wc and hand wash basin. Fully tiled walls and flooring, heated chrome ladder effect towel rail, ceiling spot lights and two UPVC windows to rear aspect.

Outside



To the front of the property is a lovely mature garden laid mainly to lawn with mature plants

trees and bushes together with hedges to perimeter and side passageway access to the rear where there is a low maintenance rear garden with paved and decked seating areas and raised beds with a range of mature plants and shrubs. There are two handy storage sheds whilst walls and fencing to perimeters together with open views over fields to the rear provide an excellent degree of privacy and tranquility!

Tenure

The property is Freehold

Council Tax

Council Tax band B

East Riding of Yorkshire Council

EPC

EPC rating D

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 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

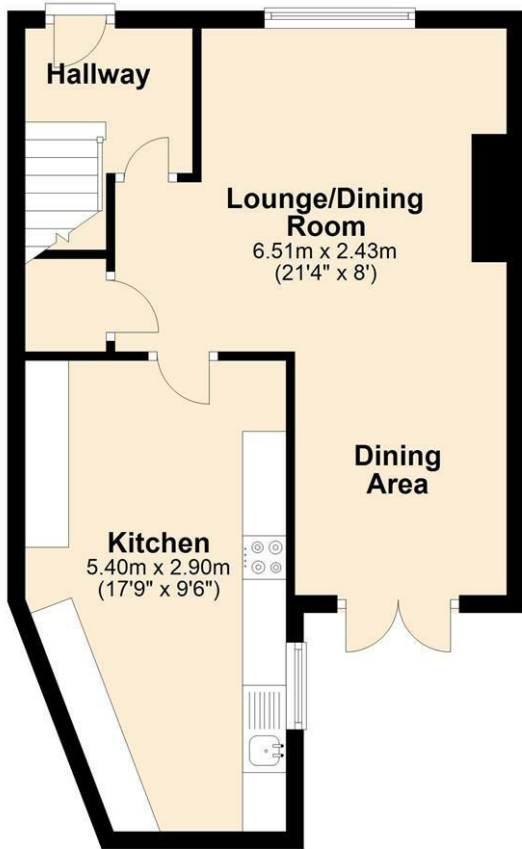
Planning - Non specific to the property

Whitakers Estate Agent Declaration:

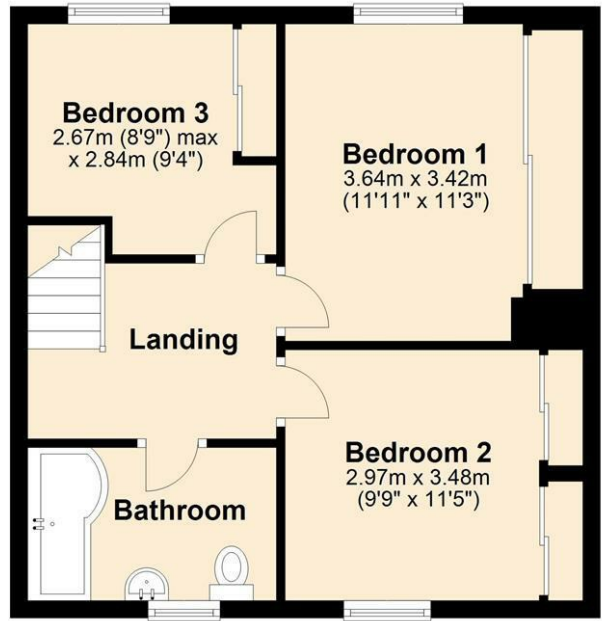
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Floor Plan

Ground Floor

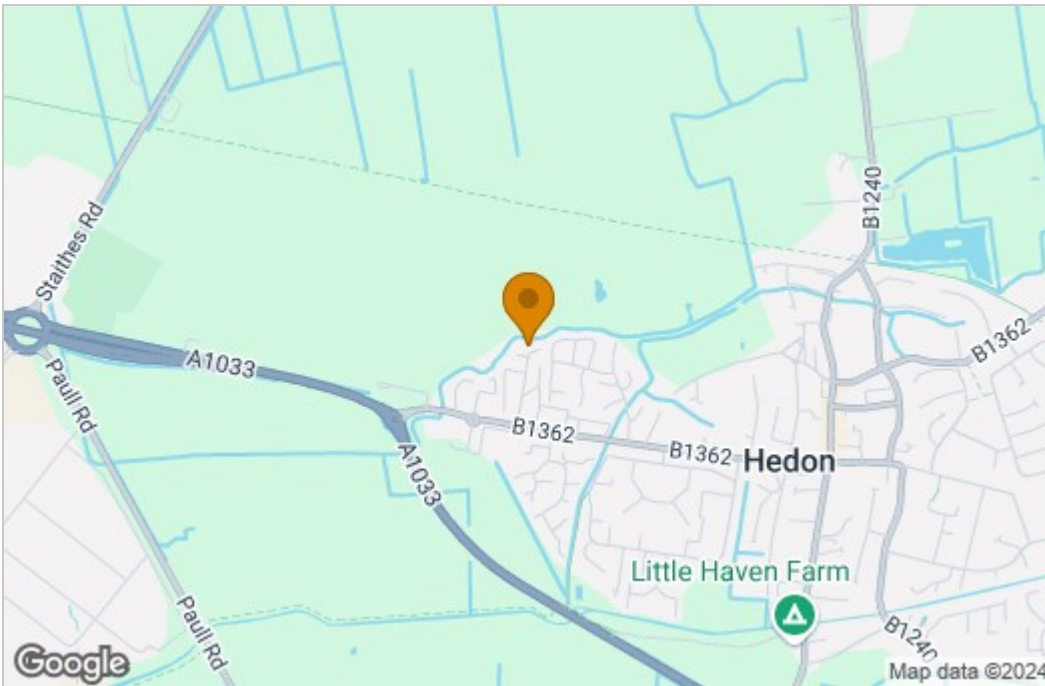


First Floor

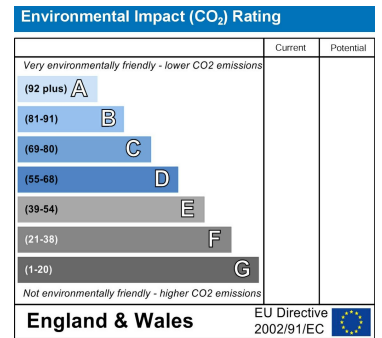
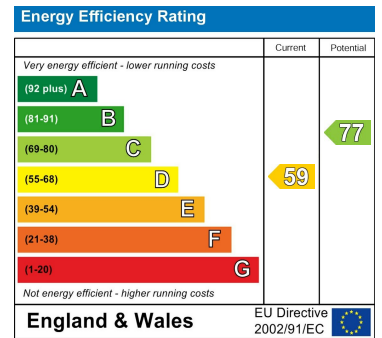


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.