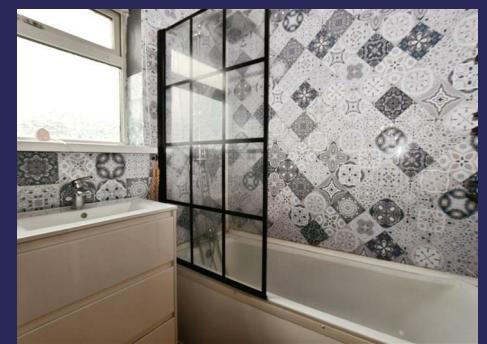


Whitakers

Estate Agents



86 Welwyn Park Avenue, Hull, HU6 7DJ

Asking Price £95,000

NO CHAIN!!

A STYLISH, SPACIOUS HOME, PERFECT FOR GROWING FAMILIES, WITH A LOW MAINTENANCE, SOUTH FACING GARDEN, ENTERTAINING SPACE, AND ADDITIONAL LIVING AREAS.

WITH VACANT POSSESSION AND NO CHAIN INVOLVED, THIS GENEROUSLY SIZED TWO BEDROOMED PROPERTY, IS READY FOR THE NEW BUYER TO PUT THEIR OWN STAMP ON. EXTERNALLY, COMPROMISES OF OFF-ROAD PARKING AND A REAR GARAGE. THE SOUTH-FACING GARDEN IS LOW MAINTENANCE WITH A BAR AREA AND A SHELTERED, WELL PRESENTED ENTERTAINMENT SPACE LEADING TO THE DINING ROOM, GREAT FOR HOSTING!

THE FIRST FLOOR CONSISTS OF 2, WELL PROPORTIONED BEDROOMS, AND A FIXED STAIRWAY LEADING TO A CARPETED LOFT SPACE.

Entrance Hall
Laminate flooring, staircase off and a radiator.

Lounge 13'5" x 19'11" (4.10 x 6.08)



Laminate flooring continues, Window to the front aspect, useful understairs storage cupboard and a radiator. Opens to:

Dining Area



Laminate flooring continues and there are French Doors giving access to the rear of the property.

Kitchen 7'1" x 8'10" (2.16 x 2.70)



Fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with telescopic mixer tap. Window to the side aspect.

Rear Lobby

Laminate flooring, storage space for a fridge/freezer and access to the rear garden

Bathroom 7'1" x 5'2" (2.16 x 1.58)



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low flush wc

unit. There is a rain shower attachment to the bath, a shower screen to the bath side and a radiator.

First Floor Landing 3'11" x 10'7" (1.20 x 3.24)
Window to the rear aspect and laminate flooring

Bedroom 1 7'8" x 9'6" (2.34 x 2.90)



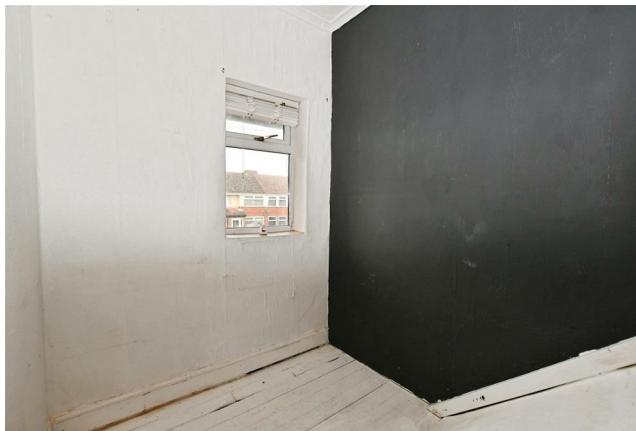
Two window to the front aspect and a radiator.

Bedroom 2 8'10" x 7'11" (2.70 x 2.42)



Window to the rear aspect and a radiator.

Office Space 5'1" x 6'9" (1.56 x 2.08)



Or alternatively, a games room

Loft Space 11'1" x 7'8" (3.38 x 2.36)



Accessible via a staircase from the landing, building consent has not been granted for this

area and the agent would advise extreme caution and inspection by a qualified specialist before any use.

Garage



To the rear of the property and accessible via a gated "Twenty Foot" (Local dialect)

Outside



To the front of the property is a garden which is laid to decorative aggregates and used for the off street parking of a vehicle. The kerbside has been dropped, which usually indicates that the local council have permitted consent, but we would advise prospective purchasers to check these details. To the rear of the property is an enclosed garden which is south facing and includes entertainment areas.

EPC

EPC RATING D

Council Tax

COUNCIL TAX BAND A

Tenure

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.

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 -

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

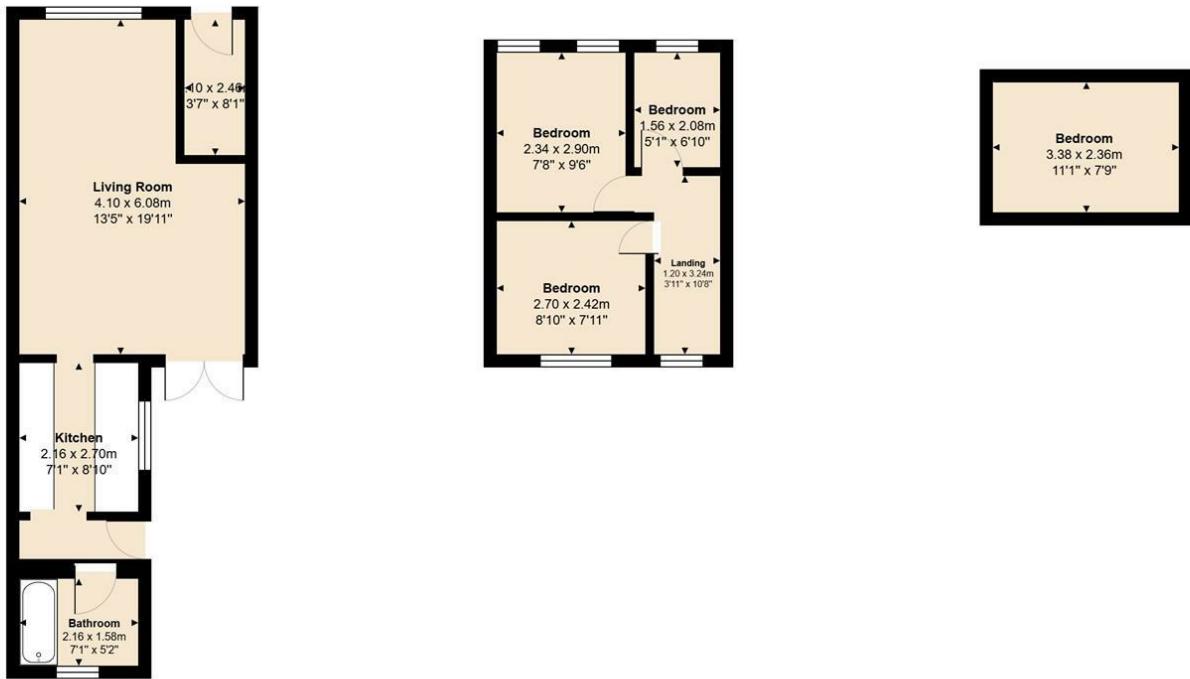
Planning - no

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

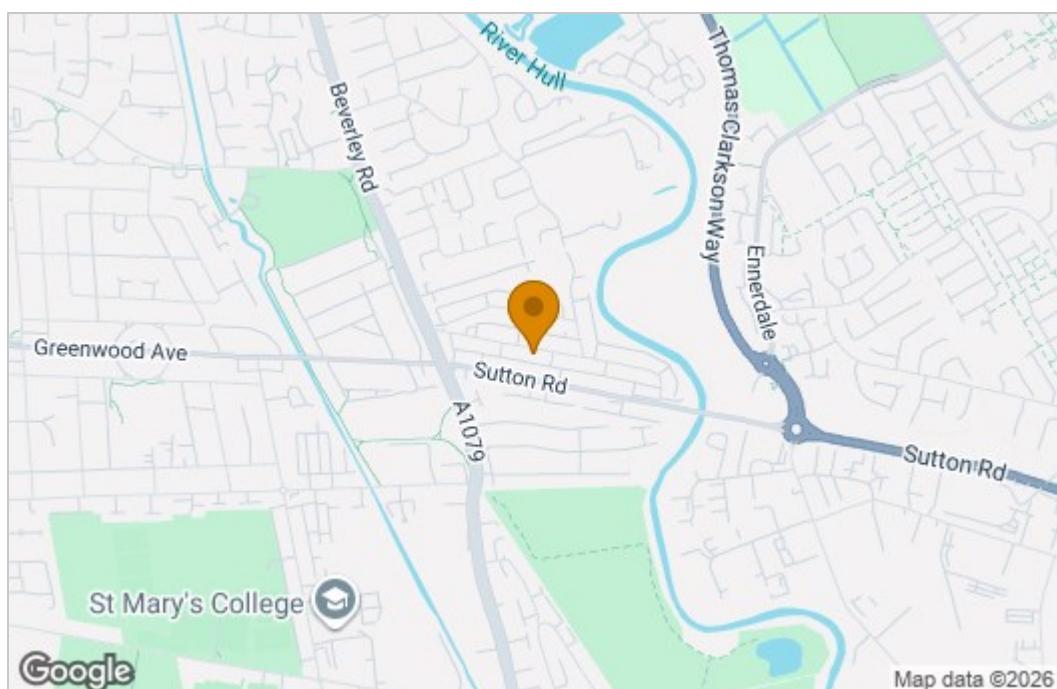
86 Welwyn Park Avenue



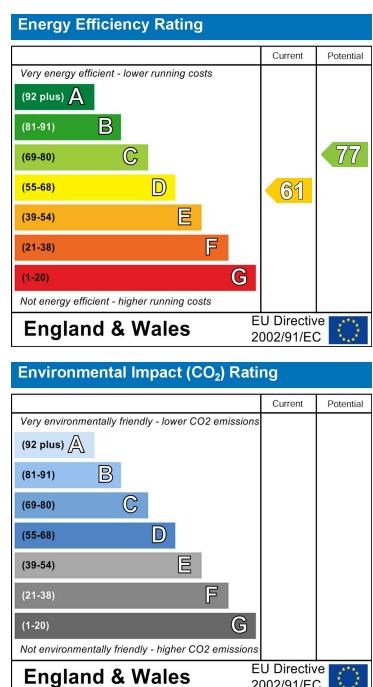
Total Area: 66.6 m² ... 717 ft²

All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.