

Whitakers

Estate Agents



86 Welwyn Park Avenue, Hull, HU6 7DJ

Asking Price £100,000

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

Stylish composite door, well presented laminate floor throughout the ground floor. Entrance hall leads to the stairs to the first floor, and doorway to the lounge.

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



Well finished wooden/oak effect door, PVC window to the front, well presented laminate throughout. Under stairs cupboard, providing extra storage space. Fireplace with space for a coal fire. Attractive archways leading to the dining room

Dining Room



French doors leading to a sheltered garden passage. Laminate throughout, with a stylish archway leading to the kitchen

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



Contemporary fitted kitchen, well finished, with a good range of overhead storage, space for a double oven, and a matte black mixer sink with pull out spray head. Partially tiled walls and a PVC window to the side.

Back Hall

PVC door, with a pet flap, leading to the rear garden and the bathroom, laminate flooring, with storage space for a fridge freezer

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



Well finished wooden-oak effect door. Contemporary well presented bathroom, with a radiator, window to the rear, and the boiler located in this room. The bathroom contains a 3 piece suite with a bath and overhead shower.

First Floor Landing 3'11" x 10'7" (1.20 x 3.24)

PVC window to the rear, well presented laminate flooring, leading to 2 bedrooms, an office space, and loft area

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



PVC window to the front, radiator, wooden, well finished doors

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



PVC window to the rear, radiator, wooden, well finished doors

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



Private space for an office/nursery room with a wooden well finished door, leading to the first floor landing

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



a carpeted loft area with fitted stairs, providing extra living/storage space.

Garage



A well proportioned rear garage with a sheltered bar area leading to the garden providing the perfect space for entertaining. With a SOUTH FACING garden, great for the summer months.

Outside



A front, well presented driveway offering off-road parking

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

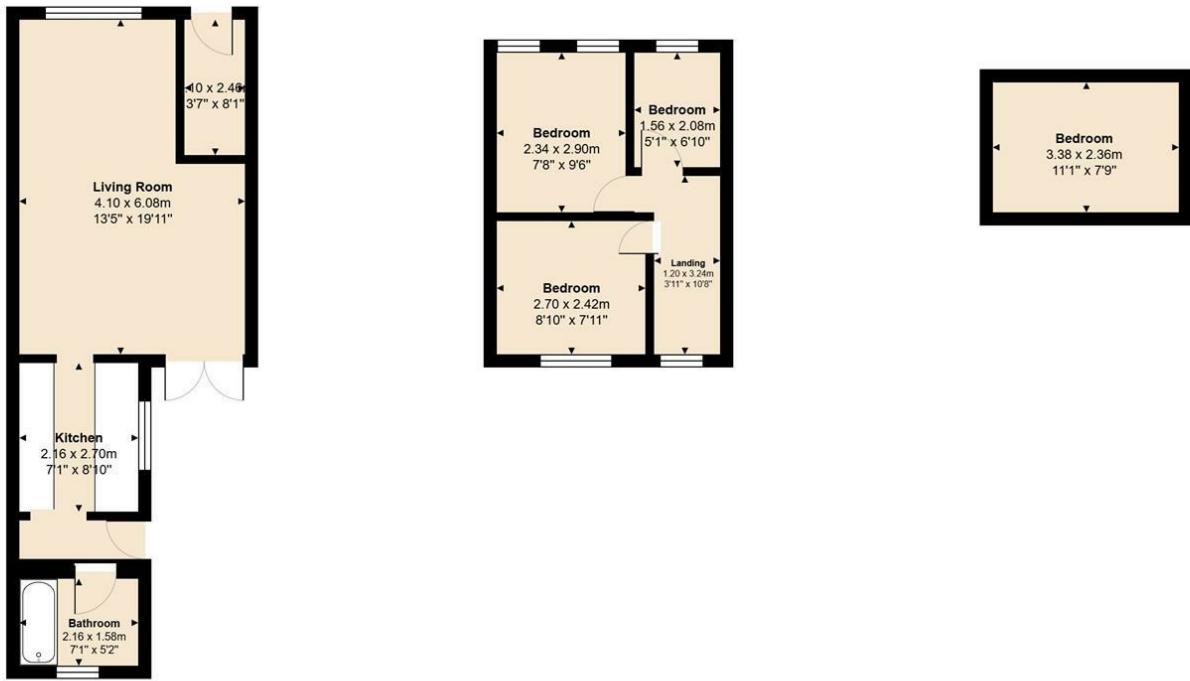
Planning - no

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

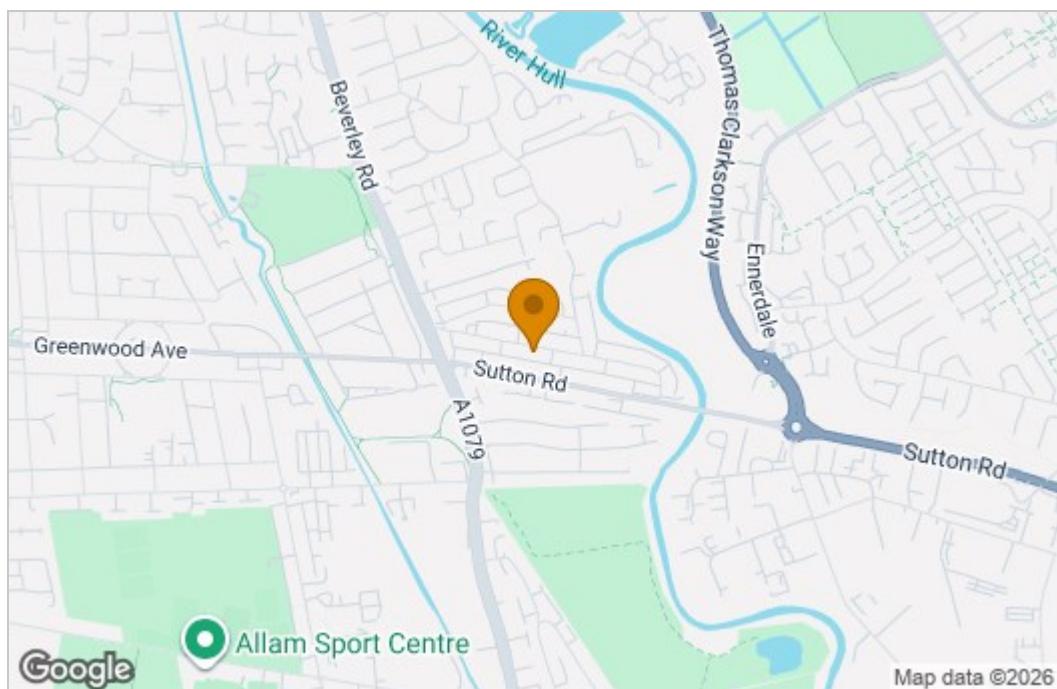
86 Welwyn Park Avenue



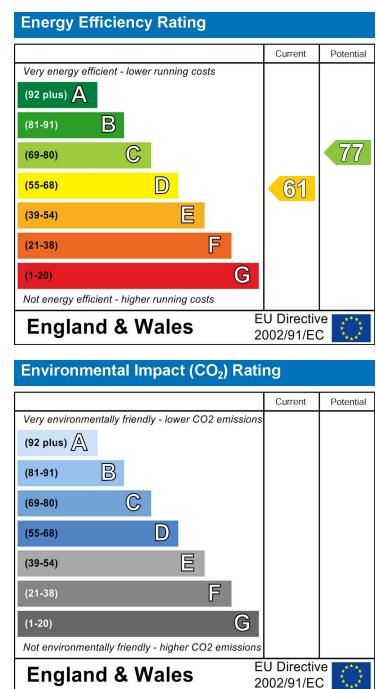
Total Area: 66.6 m² ... 717 ft²

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.