

# Whitakers

Estate Agents



## 352 Chanterlands Avenue, Hull, HU5 4ED

**£212,000**

No Onward Chain!

This large traditional three bed semi detached property is offered to the market with no onward chain, situated in a prime residential location, well placed to access both Hospitals, the University and the city centre.

The main features include - entrance hall, front lounge, dining room, fitted kitchen / diner along with useful ground floor W.C. The first floor boasts three good bedrooms (master with walk in shower) together with the family bathroom suite and drop down ladder to the boarded loft space with Velux window.

Externally to the front of the property there is a large garden which is mainly laid to gravel to accommodate multiple cars for off street parking and the rest is laid to lawn. The rear garden is enclosed to the boundary mainly laid to lawn with a paved patio seating area and brick built garage which is access via the secure gates on the ten foot and useful brick built shed / workshop to the side both have lights and power.

Early viewings are advised.



## The Accommodation Comprises

### Entrance



Wooden porch doors, tiled floor and wooden front door leading to the hallway.

### Hallway

UPVC double glazed window, integrated cupboard and central heating boiler.

### W/C

Low flush WC, wash basin, half tiled walls and radiator.

### Lounge 12'8 x 12'5 (3.86m x 3.78m)

UPVC double glazed bay window and radiator.

### Kitchen Diner - Dining Area 18'0 x 7'9 (5.49m x 2.36m)



Double glazed window and radiator.

### Kitchen Area

UPVC double glazed window and door, a range of base, wall and drawer units with work tops above, splash back tiles and tiled floor. Double oven with hob and hood over, plumbing for an automatic washing machine and dishwasher.

### Dining Room 11'5 x 12'5 (3.48m x 3.78m)



UPVC double glazed window, gas fire and radiator.

### Split Level Landing

UPVC double glazed window, storage cupboard loft hatch with drop down ladder.

### Bedroom One 12' x 11'6 (3.66m x 3.51m)



UPVC double glazed bay window, storage cupboard, enclosed electric shower with extractor.

### Bedroom Two 11'5 x 12'5 (3.48m x 3.78m)



UPVC double glazed window and radiator.

Bedroom Three 9'2 x 6'7 (2.79m x 2.01m)



UPVC double glazed window and radiator.

Bathroom 8'0 x 6'0 (2.44m x 1.83m)



Two UPVC double glazed windows, panelled bath, mixer shower, vanity sink unit, towel radiator, half tiled walls and radiator.

Boarded Loft Space 10'0 x 11'0 (3.05m x 3.35m)



Boarded loft space and Velux window.

Externally



#### Tenure

The property is freehold.

#### Council Tax

Council Tax Band - B

#### Additional products and services

Whitakers 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.

#### Disclaimer

Services, fittings & equipment referred to in these sale 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.

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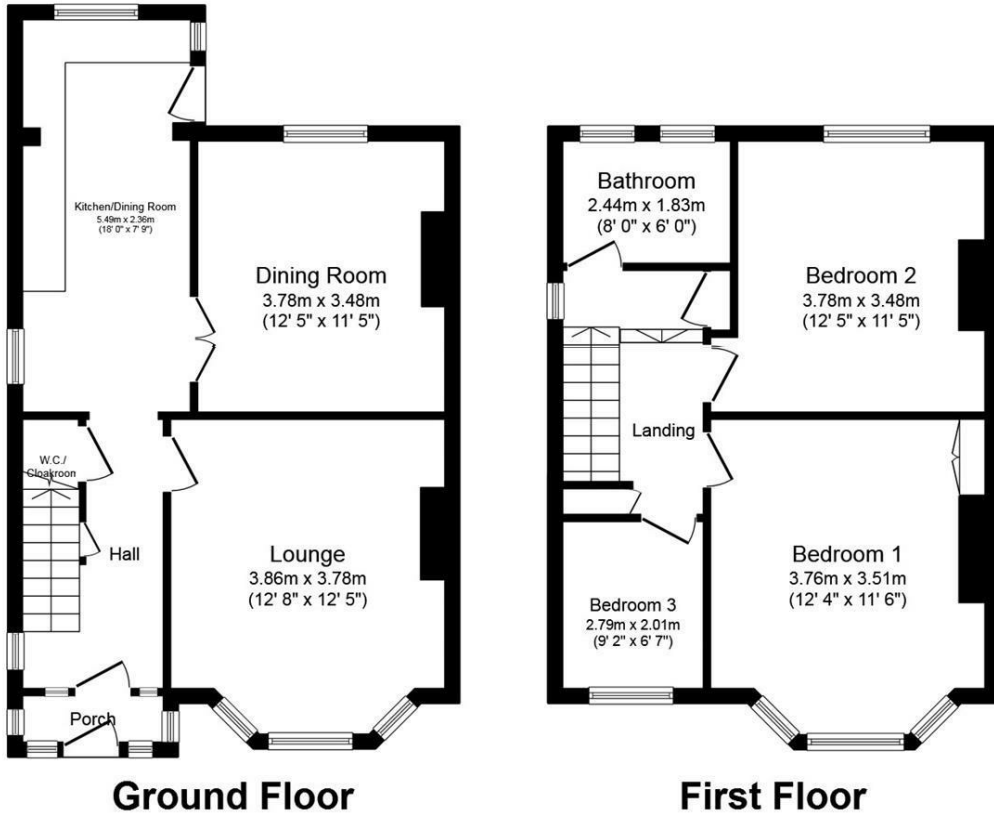
#### Sales valuations

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.

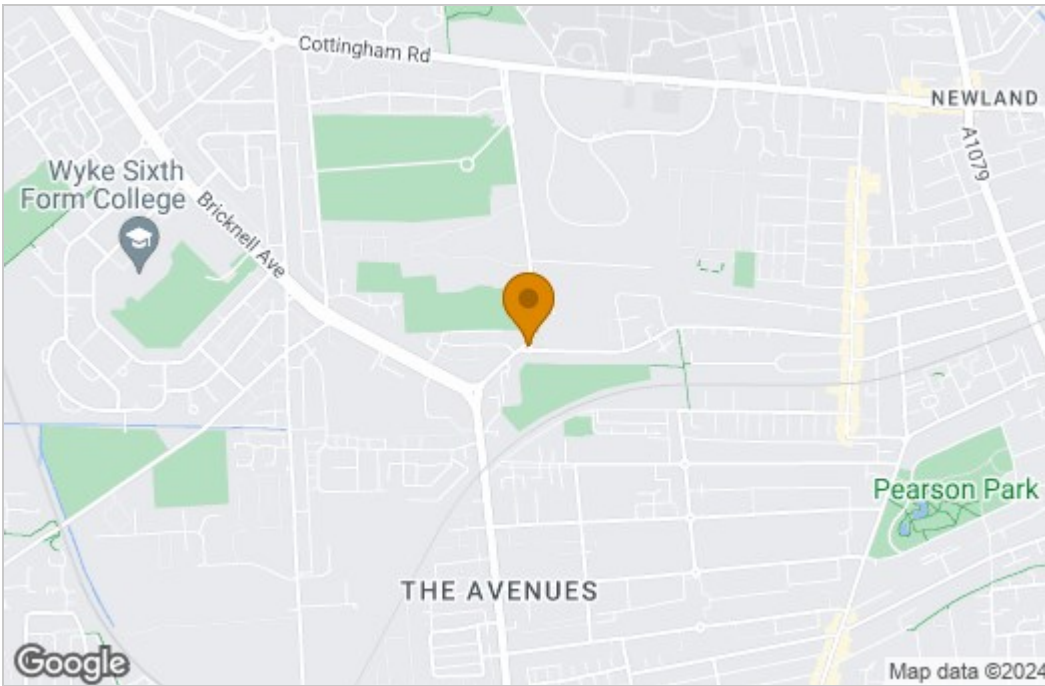


# Floor Plan

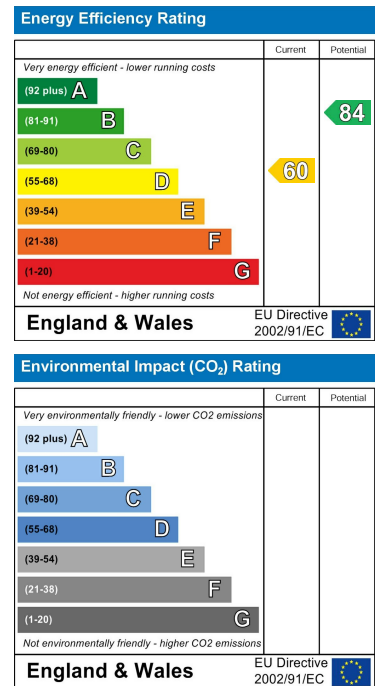


Total floor area 99.5 sq.m. (1,071 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

# 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.