

Whitakers

Estate Agents



7 Wensley Avenue, Hull, HU6 8QY

Asking Price £170,000

This immaculate three bed property has been the subject of vast improvement by the current owners, now offered to the market as move into condition in this ever popular location, ideal for the growing family.

The main features include - entrance hall, front lounge and a fantastic modern open plan fitted kitchen / diner. The first floor boasts three good bedrooms along with the well presented family bathroom suite.

Externally to the front of the property is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

Wensley Avenue is located off Cottingham Road, enjoying easy access to great local schools and a wide range of local amenities including both the Hospitals and the University.

Early viewings are advised.

The Accommodation Comprises

Entrance

Double glazed front door and side windows.

Hallway

Understairs storage cupboard, tiled floor and radiator.

Lounge 13'7 x 10'9 (4.14m x 3.28m)



UPVC double glazed, focal point with tiled hearth and radiator.

Kitchen / Diner 19'9 x 13'7 (6.02m x 4.14m)



UPVC double glazed window and French doors leading to the garden. A range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with hood over and sink unit with mixer tap over.

First Floor

Loft hatch.

Bedroom One 11'2 x 10'9 (3.40m x 3.28m)



UPVC double glazed bay window and radiator.

Bedroom Two 13'7 x 11'4 (4.14m x 3.45m)



UPVC double glazed window and radiator.

Bedroom Three 8'4 x 7'9 (2.54m x 2.36m)



UPVC double glazed window and radiator.

Bathroom 8'2 x 5'3 (2.49m x 1.60m)



Two UPVC double glazed windows, panelled bath with mixer shower, low flush WC, vanity sink unit, tiled floors and walls.

Externally



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parking, the rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

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.

Other services

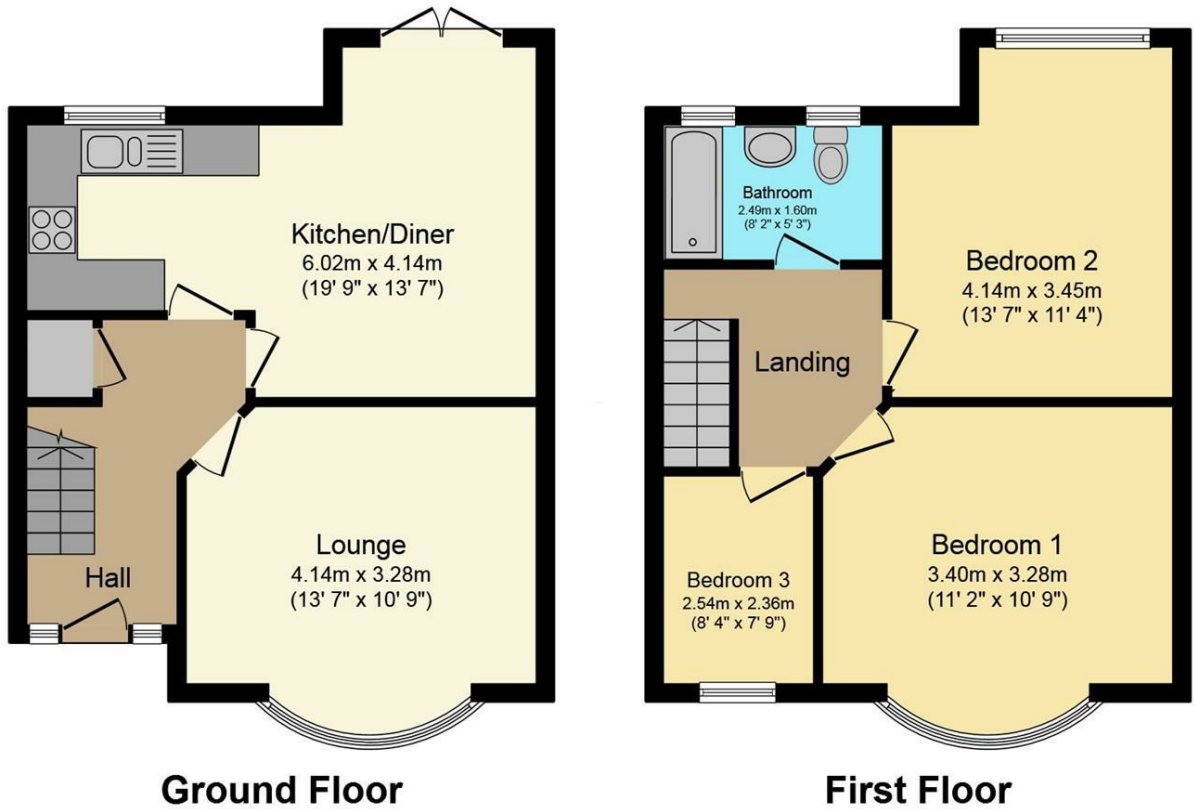
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Sales valuations

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



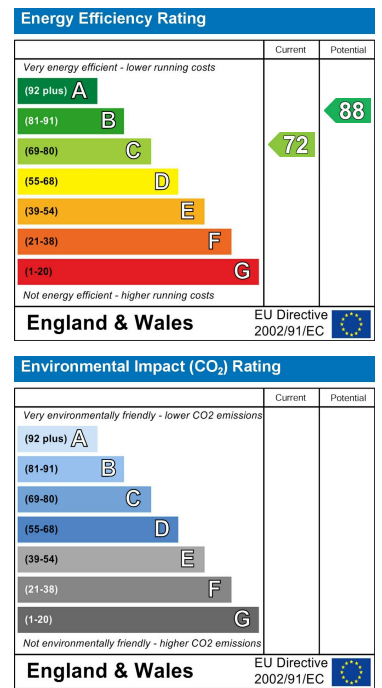
Total floor area 84.6 m² (910 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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