

# Whitakers

Estate Agents



## 22 Bethune Avenue, Hull, HU4 7EJ

**£125,000**

\*\* NO ONWARD CHAIN \*\*

This well presented end of terrace property is situated upon a popular residential location which boasts close proximity to an abundance of local amenities along with the Boothferry Playing Fields and highly accessible transport links that connect the the Hull City Centre and surrounding villages.

Briefly comprising a porch which opens to the lounge, dining room and fitted kitchen to the ground floor, the first floor boasts two double bedrooms and a bathroom suite furnished with a four-piece suite.

Externally there is a walled low maintenance garden to the front. A shared side access leads to a gate in the fencing which encompasses the rear garden - low maintenance in design with hedging, wooden decking areas and a path which progresses to the detached garage.

Taken together, the accommodation on offer is ideal for the first time buyer seeking to make their initial step onto the property ladder.

Early viewing is recommended to avoid disappointment.

## The Accommodation Comprises



Lounge 11'11" x 15'7" maximum (3.64m x 4.77m maximum )



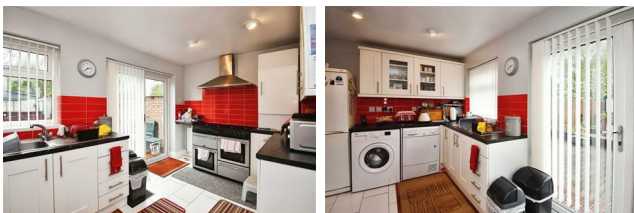
UPVC double glazed window, central heating radiator, electric fire with marbled hearth and laminate flooring.

Dining Room 9'4" x 15'6" (2.87m x 4.73m )



Central heating radiator, under stairs storage cupboard and laminate flooring.

Kitchen 8'4" x 14'0" (2.56m x 4.28m )



UPVC double glazed window, UPVC double glazed French doors, central heating radiator, tiled flooring and fitted with a range of floor and

eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven, provision for a gas cooker with extractor hood above and plumbed for an automatic washing machine and dishwasher.

### Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to:

Bedroom One 11'1" x 13'0" maximum (3.38m x 3.98m maximum )



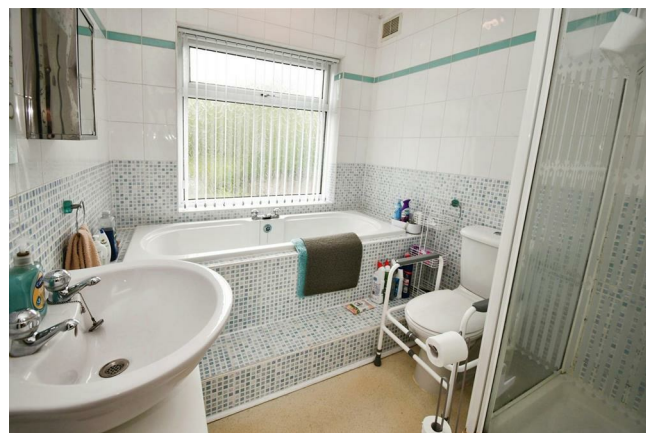
UPVC double glazed window, central heating radiator, built in wardrobe and laminate flooring.

Bedroom Two 10'7" x 8'5" (3.25m x 2.57m )



UPVC double glazed window, central heating radiator and laminate flooring.

### Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a four piece suite comprising panelled in alcove bath with dual taps, walk in enclosure with mixer shower, pedestal sink with dual taps and low flush W,C,

### Loft

With loft window, storage in the eaves and boarded throughout.

### External



Externally there is a walled low maintenance garden to the front. A shared side access leads to a gate in the fencing which encompasses the rear garden - low maintenance in design with hedging, wooden decking areas and a path which progresses to the detached garage.

### Tenure

The property is held under Freehold tenureship

### Council Tax Band

Council Tax band - A

Local Authority - Kingston-upon-hull (city And County Of)

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 2 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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 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.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest

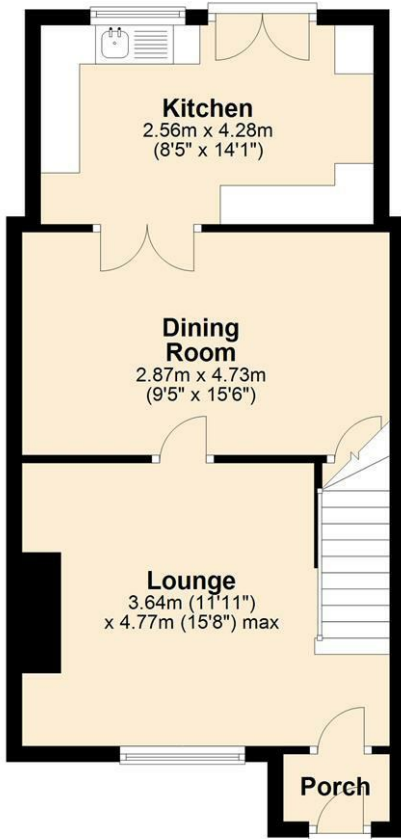
in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

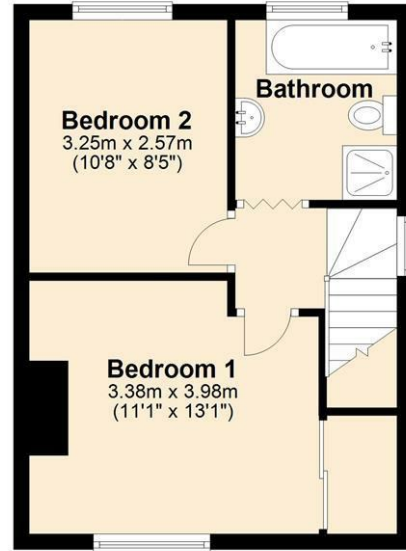
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor



## First Floor



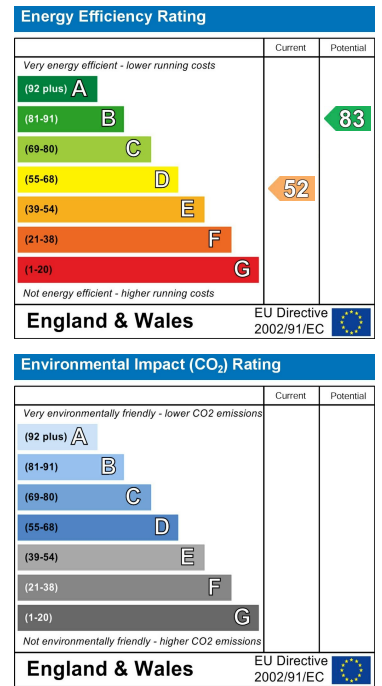
Total area: approx. 75.9 sq. metres (817.1 sq. feet)

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.