

Whitakers

Estate Agents



Plot 396 Amy Johnson Development

Hawthorn Avenue, Hull, HU3 5PY

Asking Price £187,995



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The Accommodation Comprises

Entrance Hall

Through Upvc door leading to the WC and stairs. Smoke detector, Leading to

Kitchen / Diner

13'5" x 11'9 (4.09m x 3.58m)

Choice of kitchen units and worktops, Gas Hob, Stainless steel electric oven, stainless steel splashbacks, Integrated extractor hood, Stainless steel single sink along with the boiler housing

Lounge

11'9" x 14'11 (3.58m x 4.55m)

Upvc patio doors leading to the rear garden, white sockets and switches, pendant light fittings, TV aerial socket to lounge

W.C

11'1" x 13'5" (3.4 x 4.10)

Upvc window, white low flush toilet and sink

Bedroom One

9'8" x 14'11 (2.95m x 4.55m)

Upvc window, white sockets and fittings, chrome finish ironmongery to internal doors, matt emulsion painted walls and ceilings, white gloss paint to interior woodwork

Bedroom Two

9'10" x 8'6 (3.00m x 2.59m)

Upvc window, chrome finish ironmongery to internal doors, matt emulsion painted walls and ceilings white gloss paint to interior woodwork,

Bedroom Three

6'9" x 6'1 (2.06m x 1.85m)

Upvc window, chrome finish ironmongery to internal doors, matt emulsion painted walls and ceilings, white gloss paint to interior woodwork

Bathroom

Upvc window, fitted white sanitaryware, choice of wall tiles to bathroom (Splashback to basin & around bath) Thermostatic shower over bath with glass screen, extractor fan, moisture resistant flush light fitting.

Externally

2 parking spaces to the front of the property. Landscaped front garden with boundary enclosed fence to the rear

Tenure

This property is a freehold, Estate fee's maybe payable

Council Tax

This is council tax band is to be confirmed

Solar Panels

Energy saving solar PV panels to generate electricity to the home

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.

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.

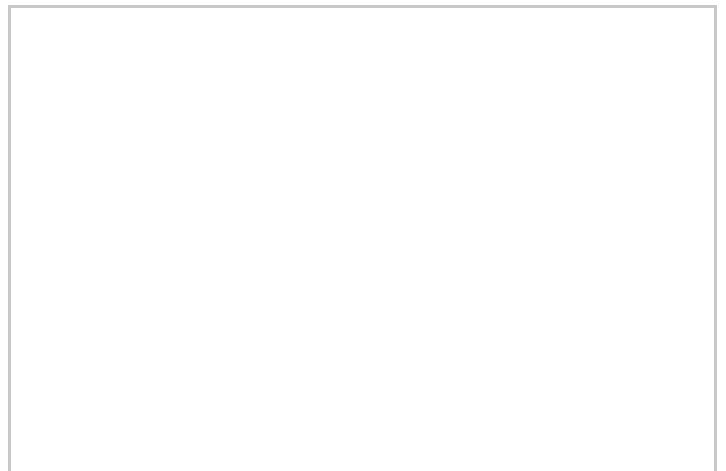
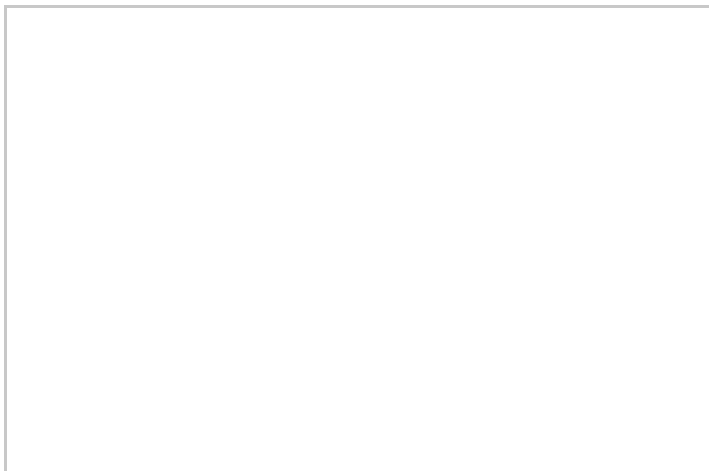
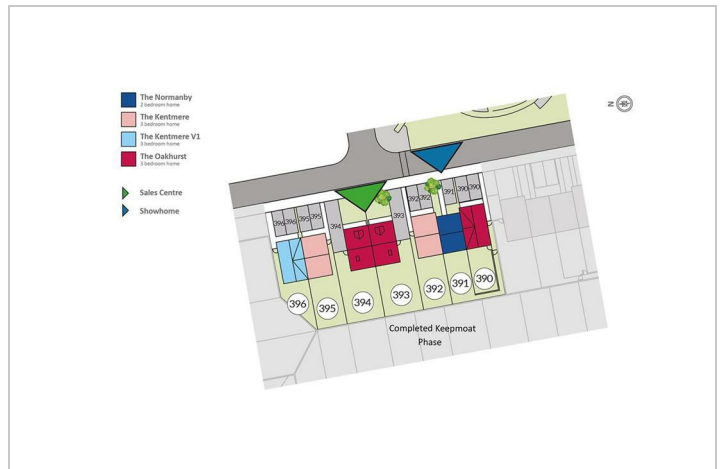
Sales valuations

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.

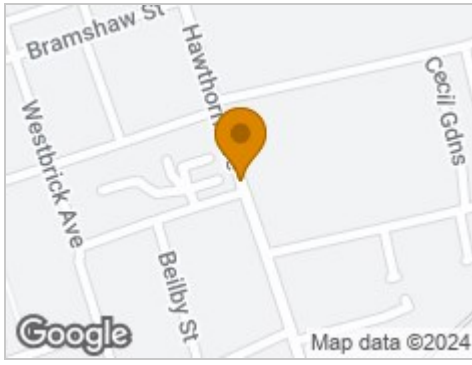
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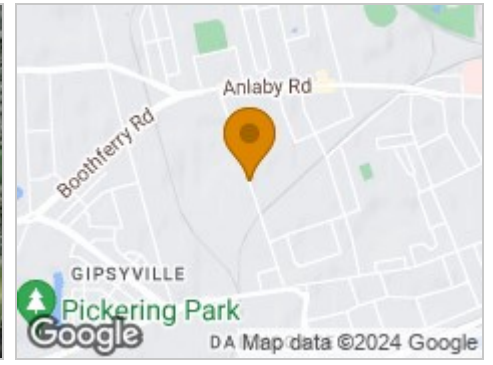
Road Map



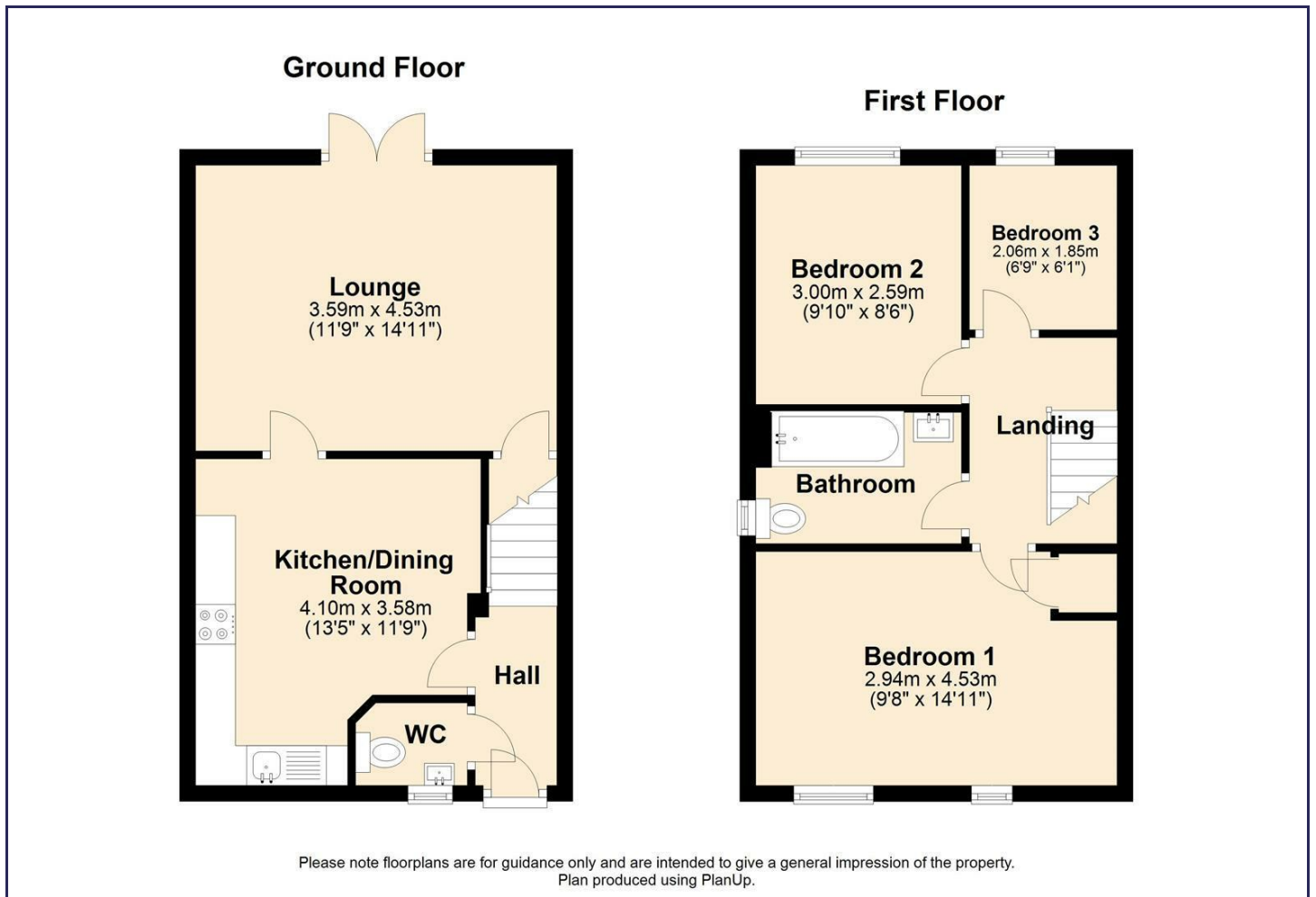
Hybrid Map



Terrain Map



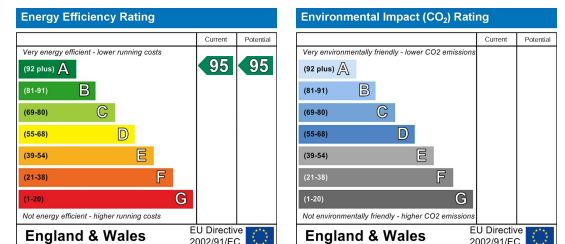
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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.