

# Whitakers

Estate Agents



## Plot 395 Amy Johnson Development

Hawthorn Avenue, Hull, HU3 5PY

Asking Price £197,995



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## The Accommodation Comprises

### Entrance hall

Through Upvc door leading to the WC and stairs, emulsion painted walls and ceilings white gloss paint to interior wood work smoke detector, Leading to

### Kitchen / Dining

13'5" x 11'9" (4.100 x 3.588)

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, chrome finish ironmongery to internal doors

### 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, emulsion painted walls and ceilings

White gloss paint to interior woodwork.

### WC

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" (3.00 x 2.593 )

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

5'5" x 8'6" (1.657 x 2.593 )

Fitted white sanitaryware, Choice of wall tiles to bathroom (Splashback to basin & around bath) Thermostatic shower over bath with, with glass screen, Extractor fan, Moisture resistant flush light fitting, chrome finish ironmongery to internal doors,

### 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

Council tax banding to be confirmed

### Solar panels

Energy saving solar PV panels to generate electricity to the home

### Material information

### 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.

The online photos that they are from an Ashby show home which is the same layout and size. Availability of optional extras and standard choices are subject to build stage at point of reservation, and are house type specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.

### 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.

### 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

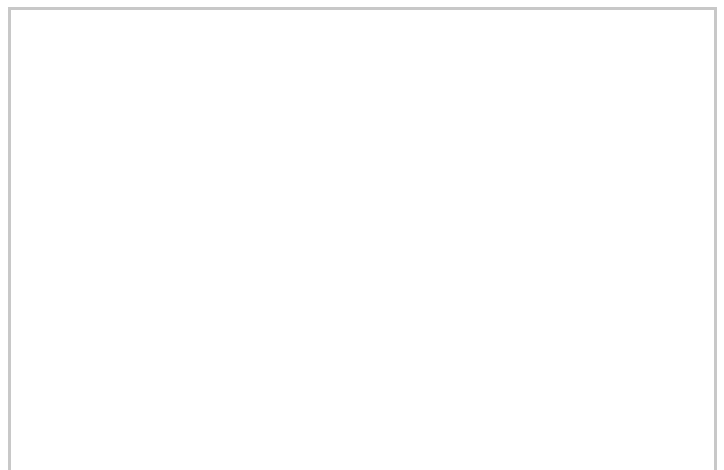
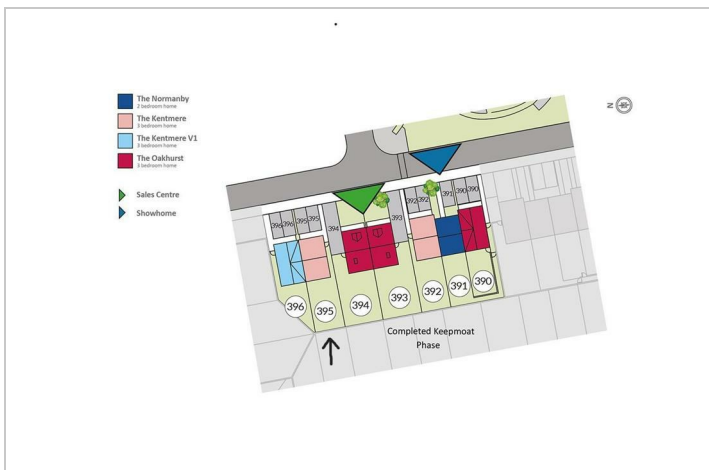
your property.

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.

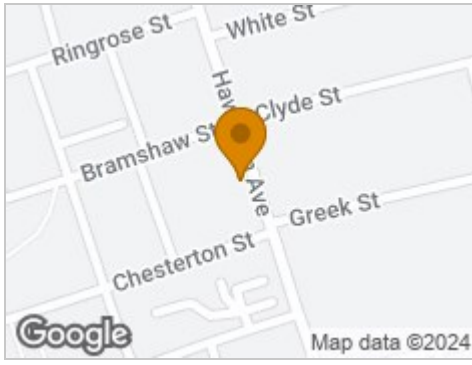
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## Road Map



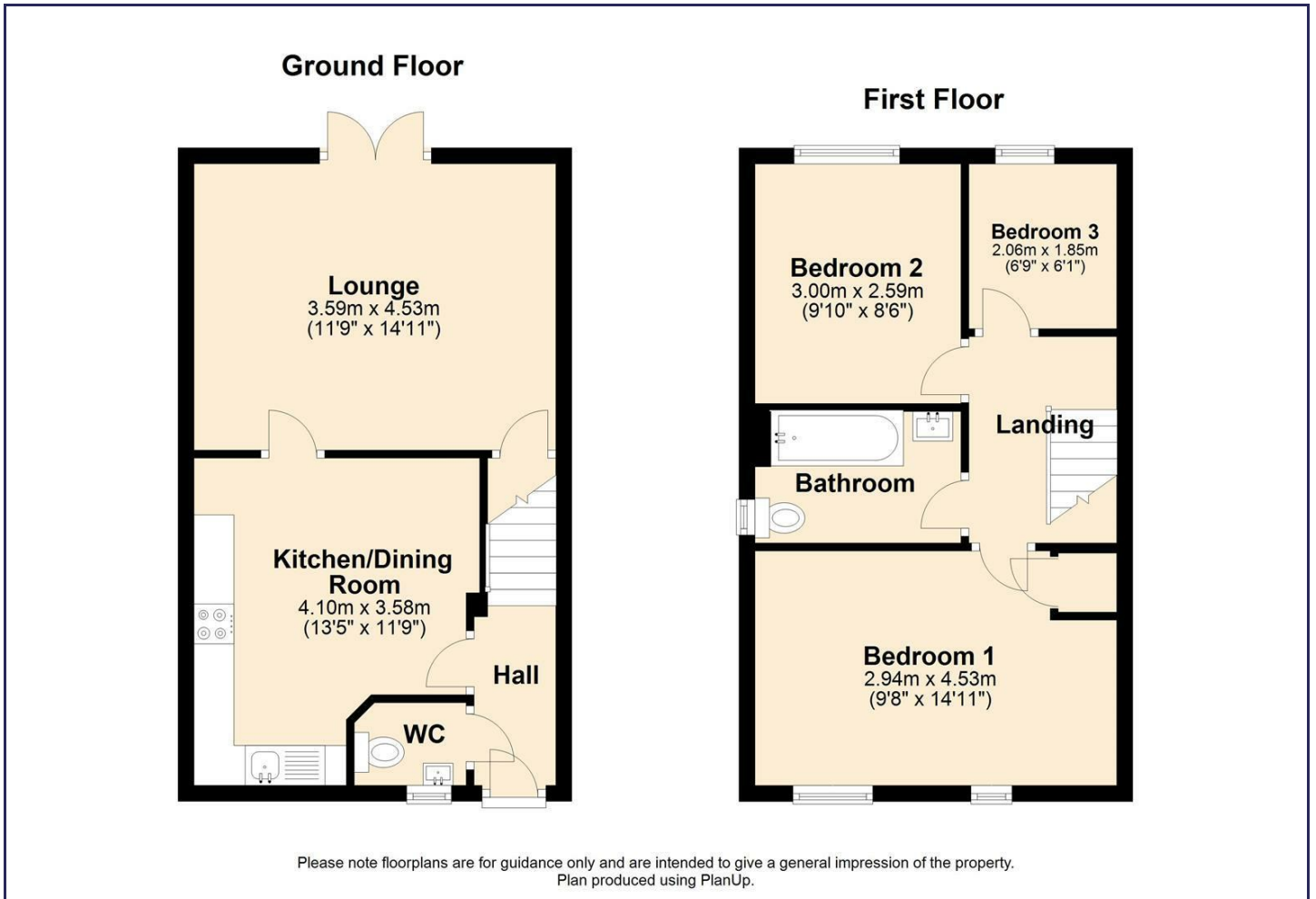
## Hybrid Map



## Terrain Map



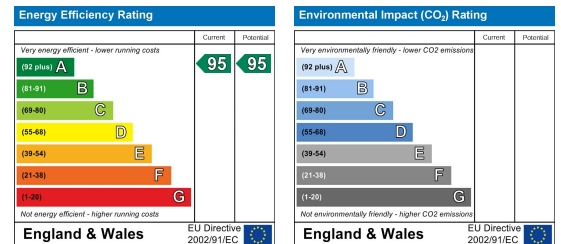
## Floor Plan



## 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.