

# Whitakers

Estate Agents



## 10 Graham Avenue, Hull, HU4 7AN

**£170,000**

Beautifully presented bay fronted, extended middle terrace property, situated in a popular residential location with convenient access to the Clive Sullivan Way.

The accommodation briefly comprises; entrance hall, lounge, dining room, fitted kitchen and utility lobby to the ground floor with three bedrooms - two of which are double in size and a family bathroom to the first floor.

There is off street parking provision to the front of the property, an enclosed landscaped garden to the rear together with a larger than average detached garage.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is most highly recommended.

## Front External



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

An external Upvc entrance door with an obscured double glazed panel insert and a matching Upvc obscured double glazed side light leads into the entrance hall. There is a central heating radiator, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

Lounge 13'9" (into bay window to 11'2") x 11'1"  
(4.20m (into bay window to 3.41m) x 3.39m)



Having a Upvc double glazed bay window to the front elevation, a wall mounted crystal effect electric fire, a central heating radiator, and coving and a rose to the ceiling. An open archway leads from the lounge into the dining room.

Dining Room 14'4" x 11'3" (4.39m x 3.43m)



The focal point of the room being the feature fireplace with a white surround, marble effect back and hearth with inset coal effect 'living flame' gas fore within a chrome effect grate. There is a central heating radiator, Upvc double glazed 'French' door to the rear elevation leading onto the rear garden, and coving and a rose to the ceiling.

Kitchen 12'5" x 8'2" (3.81m x 2.50m)



Being fitted with a range of units in a buttermilk finish with steel effect fittings comprising: wall mounted eye-level units, glazed display cabinets, corner shelving units, drawers and base units with a complementary fitted wood effect laminate worksurface over which incorporates a stainless steel sink and drainer unit with mixer tap. There is an integrated 'Cooke & Lewis' electric oven, a 'Bush' four ring gas hob with a stainless steel extractor hood above, plumbing for an automatic washing machine, space for a larder style fridge freezer, a wall mounted 'Worcester' boiler, and a Upvc double glazed window to the side elevation. To the floor there is a ceramic tiled finish and to the walls there is a ceramic tiled splashback finish. A folding door leads to a built-in understairs cupboard which has a partially tiled finish to the floor, lighting and houses the gas and electric meters and consumer unit.

Utility 7'9" x 5'0" (2.38m x 1.53m)

Having a Upvc double glazed window to the rear elevation, a Upvc entrance door with an obscured double glazed panel insert to the side elevation leading onto the rear garden and a ceramic tiled finish to the floor.

### First Floor Accommodation

#### Landing

Having a loft hatch access to the ceiling with fitted aluminium pull-down ladders for access.

Bedroom One 14'0" (into bay window to 11'5") x 10'10" (to 9'10" (4.28m (into bay window to 3.50m) x 3.31m (to 3.00)



Having fitted wardrobes with sliding doors, a feature vertical ladder style radiator, a Upvc double glazed bay window to the front elevation and coving to the ceiling.

### Bedroom Two 11'1" x 10'9" (3.39m x 3.29m)



Having fitted wardrobes, a central heating radiator, a Upvc double glazed fire-escape window to the rear elevation and coving to the ceiling.

### Bedroom Three 8'7" x 5'10" (2.64m x 1.79m)



Having a central heating radiator and a Upvc double glazed fire-escape window to the front elevation.

### Bathroom 5'11" x 5'10" (1.81m x 1.80m)



Being fitted with a three piece suite in white comprising: panelled bath with mixer tap and shower attachment, a vanity wash basin with a mixer tap and fitted cabinet beneath and a low level W.C. suite with a button push flush. There is a central heating radiator, an obscured double glazed Upvc fire-escape window to the rear elevation, coving to the ceiling, a partially tiled finish to the walls and a tile effect vinyl finish to the floor.

### External



To the front of the property the kerb has been dropped to facilitate off street parking provision which is laid to decorative aggregates. A concrete pathway leads to the entrance to the property.

To the rear of the property there is an enclosed garden with areas laid to paving stones and lawn with raised edged borders. There is timber fencing and concrete panelling to the boundaries. A concrete pathway leads to the double wrought iron gated access which leads onto the rear ten foot.

### Garaging



A larger than average detached garage with an up-and-over vehicular access door, a personnel door and having both power and lighting.

### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'B'.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 5Mbps/ Ultrafast 1000Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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.

#### 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.

#### 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.

#### Whitakers Estate Agent Declaration

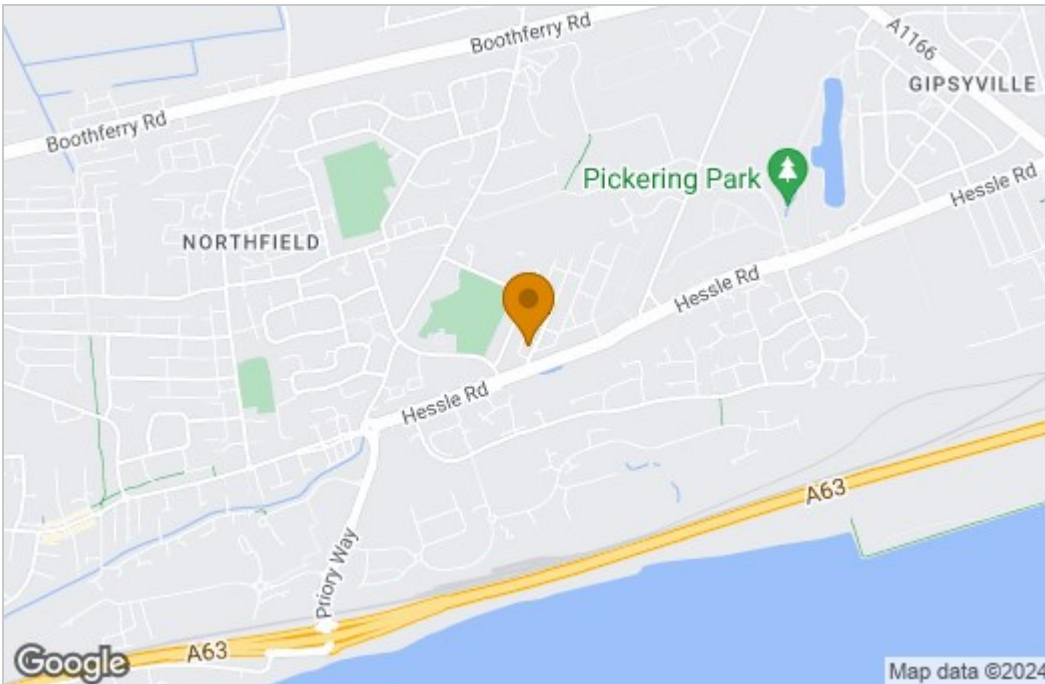
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# Floor Plan

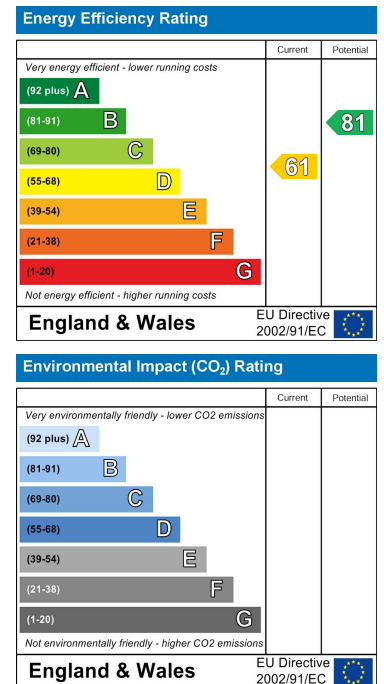


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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