

Whitakers

Estate Agents



32 National Avenue, Hull, HU5 4EY

£184,950

**** NO ONWARD CHAIN ****

This traditional end terrace house has recently been renovated and enhanced throughout including flooring and carpets to provide ample and contemporary living space across both floors. As such, it is offered to the market in a condition that the new occupier can move straight into.

The accommodation on offer is established at the head of the well-connected National Avenue which is well serviced by an abundance of local shops, dining facilities and amenities including playing fields. Ofsted rated 'Outstanding' schools Bricknell Primary School and Kelvin Hall School are close at hand, further making the location popular with growing families who have children preparing to progress to the Wyke Sixth Form College.

Briefly comprising entrance hall, spacious lounge, sitting room with exposed brick chimney feature and newly fitted kitchen / dining room to the ground level. A fixed staircase ascends to the first floor landing with access to the loft hatch and two fitted double bedrooms, a good third bedroom and a newly fitted bathroom furnished with a three-piece suite.

Externally to the front aspect there is a large lawned garden which is enclosed by wooden fencing and brick walling. A side gate allows access to the Westerly facing rear garden which is mainly laid to lawn with patio seating area and fencing to the surround. The residence also benefits from having a garage with connection to lighting / power, internal space to store a car and is accessed via an up-and-over door from the gated ten-foot as well as a personal side door.

An internal inspection is recommended at the earliest convenience to avoid disappointment.

The accommodation comprises

Entrance Hall



UPVC double glazed door with side windows, under stairs storage cupboard and laminate flooring. Leading to:

Lounge 14'0" x 11'5" (4.29 x 3.49)



UPVC double glazed bay window, central heating radiator, feature fireplace with marbled inset and hearth and laminate flooring.

Sitting Room 12'11" x 11'6" maximum (3.96 x 3.51 maximum)



UPVC double glazed window, central heating radiator, open back fireplace with slate inset and wood burner and laminate flooring.

Kitchen 19'10" x 8'8" maximum (6.05 x 2.66 maximum)



UPVC double glazed door, two UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splash back tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine.

Landing

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

Bedroom One 14'4" x 11'1" maximum (4.37 x 3.40 maximum)



UPVC double glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

Bedroom Two 9'7" x 11'1" (2.93 x 3.38)



UPVC double glazed window, central heating radiator, fitted storage cupboard and carpeted flooring.

Bedroom Three 7'1" x 6'5" (2.18 x 1.96)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C

External



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Tenure

The property is held under Freehold tenureship

Council Tax band
Council Tax band - B

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 5 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

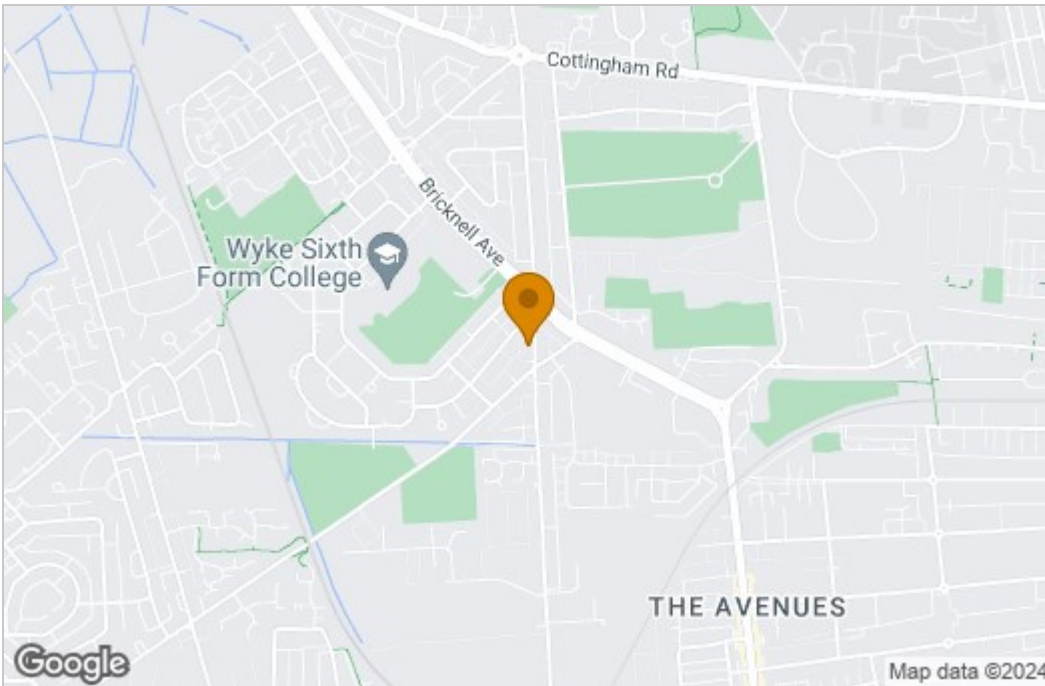
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Floor Plan

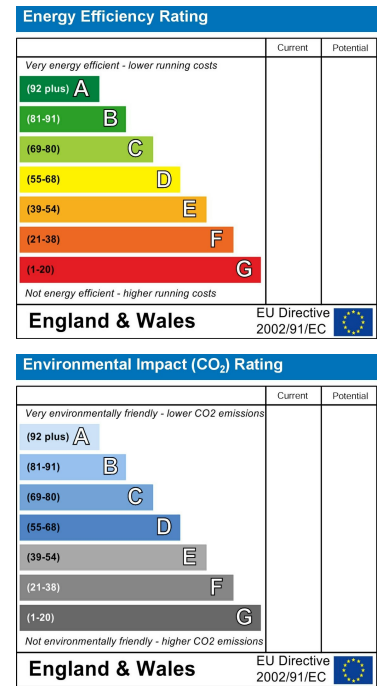


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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