

Whitakers

Estate Agents



448 Chanterlands Avenue, Hull, HU5 4BL

£330,000

This traditional well presented four bed detached family home is situated in a prime residential location, well placed to access both Hospitals, the University and the city centre.

The internal layout briefly comprises large entrance hall incorporating a cloakroom, utility room and door to the integral garage, fitted kitchen and open plan lounge / dining area.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom with en-suite, second bedroom and bathroom furnished with a three-piece suite. The latter half of the landing splits in opposing directions to the third and fourth bedrooms.

Externally to the front aspect there is a large block paved garden which accommodates off-street parking for multiple vehicles. A side gate opens to the enclosed rear garden which is partly laid to lawned with patio / gravelled sections and a raised patio seating area.

Viewings highly advised to appreciate the accommodation on offer.

The accommodation comprises

Front external



Externally to the front aspect there is a large block paved garden which accommodates off-street parking for multiple vehicles.

Ground Floor

Entrance hall

Composite entrance door, UPVC double glazed window, central heating radiator, door to the integral garage, under stairs storage cupboard and wooden flooring. Leading to:

Cloakroom

UPVC double glazed window, central heating radiator, tiled flooring and furnished with a two piece suite comprising pedestal sink with dual taps and low flush W.C.

Kitchen 16'7" x 10'7" (5.06 x 3.24)



UPVC double glazed window, warm air heating, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and integrated dishwasher.

Lounge 15'6" x 15'3" (4.74 x 4.66)



Three UPVC double glazed windows, central heating radiator, gas fireplace with marbled inset / hearth and wooden surround and wooden flooring. Wooden French doors to:

Dining room 14'8" x 10'2" (4.49 x 3.12)



UPVC French doors to the rear garden, central heating radiator and wooden flooring.

Utility room

Central heating radiator, tiled flooring and fitted with eye level units, contemporary worktop and plumbed for a washing machine and dryer.

First floor

Landing

UPVC double glazed window, airing cupboard and laminate flooring. Leading to:

Bedroom one 10'1" x 16'11" maximum (3.08 x 5.16 maximum)



Two UPVC double glazed windows, central heating radiator and laminate flooring.

En-suite shower room



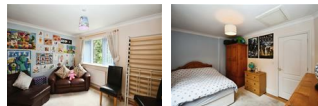
UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising walk-in enclosure with mixer and waterfall shower, pedestal sink with dual taps and low flush W.C.

Bedroom two 9'6" x 13'6" (2.91 x 4.13)



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

Bedroom three 8'11" x 13'5" (2.74 x 4.11)



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

Bedroom four 11'1" x 12'2" (3.39 x 3.72)



With access to the loft hatch, UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a four piece suite comprising panelled bath with dual taps, walk-in enclosure with waterfall shower, pedestal sink with dual taps and low flush W.C.

Rear external



A side gate opens to the enclosed rear garden which is partly laid to lawn with patio / gravelled sections and a raised patio seating area.

Integral garage

With access to lighting and power.

Tenure

The property is freehold.

Council Tax

Council Tax Band E

Material Information

Construction - Standard

Conservation Area - Newland Park

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 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.

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.

Other services

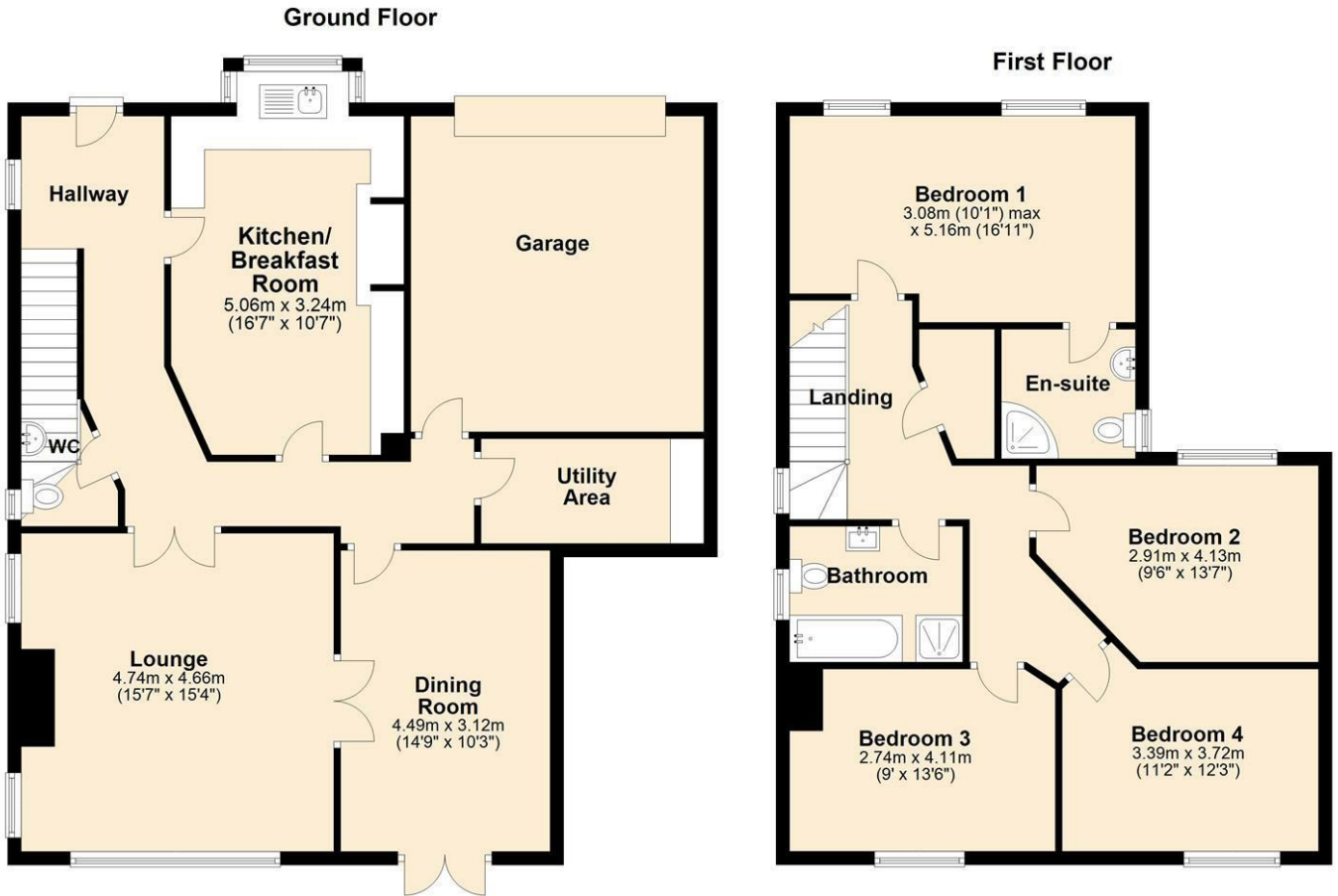
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Sales valuations

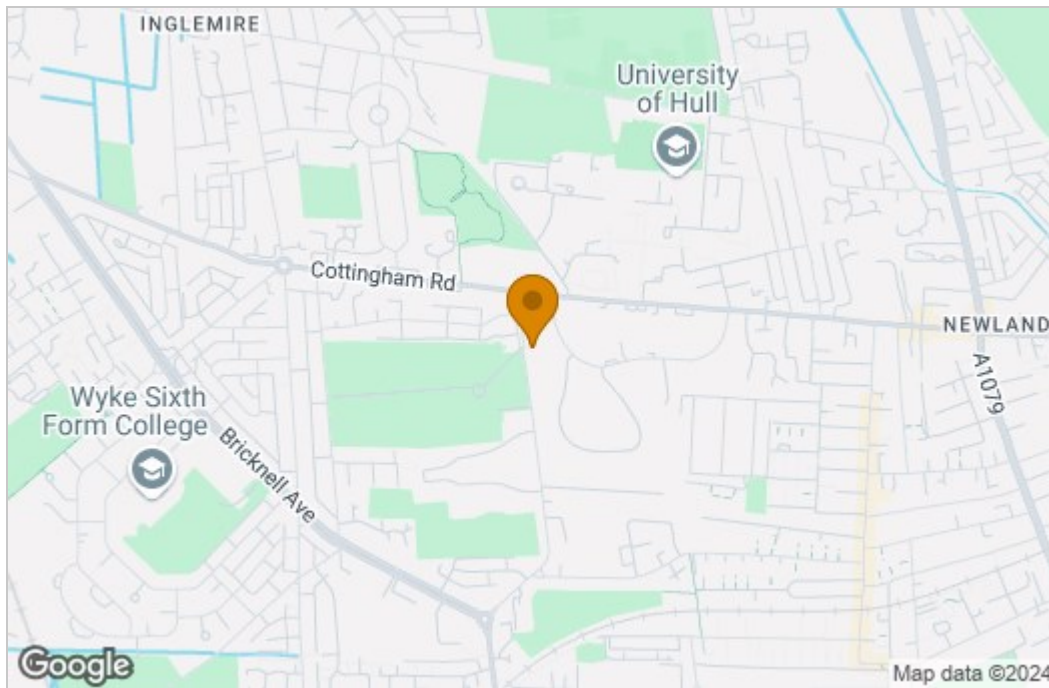
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

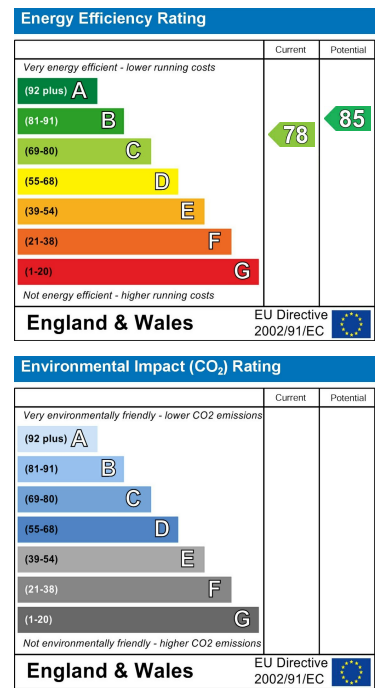


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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