

Whitakers

Estate Agents



101 Albert Avenue, Hull, HU3 6PG

£99,950

No Onward Chain!

This deceptively spacious three bed end terrace is offered to the market with no onward chain involved, the property would benefit from some TLC / modernisation, however priced to reflect the work needed, and saves paying a huge premium for somebody else's work and tastes.

The main features include - entrance, front lounge, dining room, fitted kitchen and utility room. The first floor boasts three double bedrooms along with the family wet room.

Externally to the front is a low maintenance garden, the rear garden is again low maintenance in design with its own air raid shelter.

The property stands at over 1100 square feet of living space which is the size of most four bedroom homes in the area, early viewings are advised.

Accommodation Comprises

Entrance
Wooden door.

Hallway
Stairs leading to the first floor, understairs storage and radiator.

Lounge 14'9 x 11'8 (4.50m x 3.56m)



Wooden bay window, electric fire with marble hearth and radiator.

Dining Room 12'10 x 11'1 (3.91m x 3.38m)



Wooden window, radiator, gas fire with marble hearth and wood surround.

Kitchen 9'5 x 9'4 (2.87m x 2.84m)



Wooden window, a range of base, wall and drawer unit with work tops above and splash back tiles. Sink unit with drainer and space for cooker.

Utility 9'5 x 9'3 (2.87m x 2.82m)

Wooden window and door and floor units.

Split Level Landing

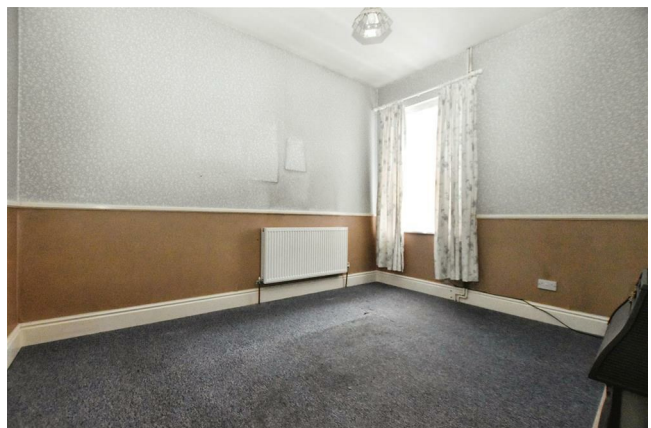
Wooden double glazed window and loft hatch.

Bedroom One 12'6 x 11'8 (3.81m x 3.56m)



Wooden window, focal point with wood surround and radiator.

Bedroom Two 12'5 x 11'2 (3.78m x 3.40m)



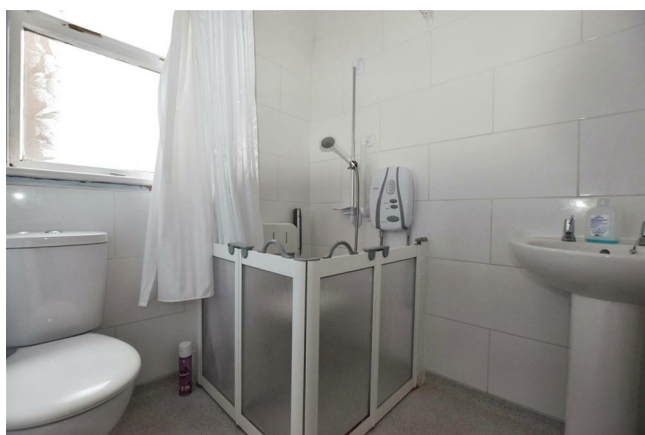
Wooden window, period fire place with tiled inset and storage cupboard.

Bedroom Three 10'9 x 9'4 (3.28m x 2.84m)



Wooden window, period fire place and radiator.

Shower Room



Wooden window, walk in enclosed electric shower, pedestal wash basin and low flush WC.

Externally



Externally to the front is a low maintenance garden, the rear garden is again low maintenance in design with its own air raid shelter.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band A.

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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Sales valuations

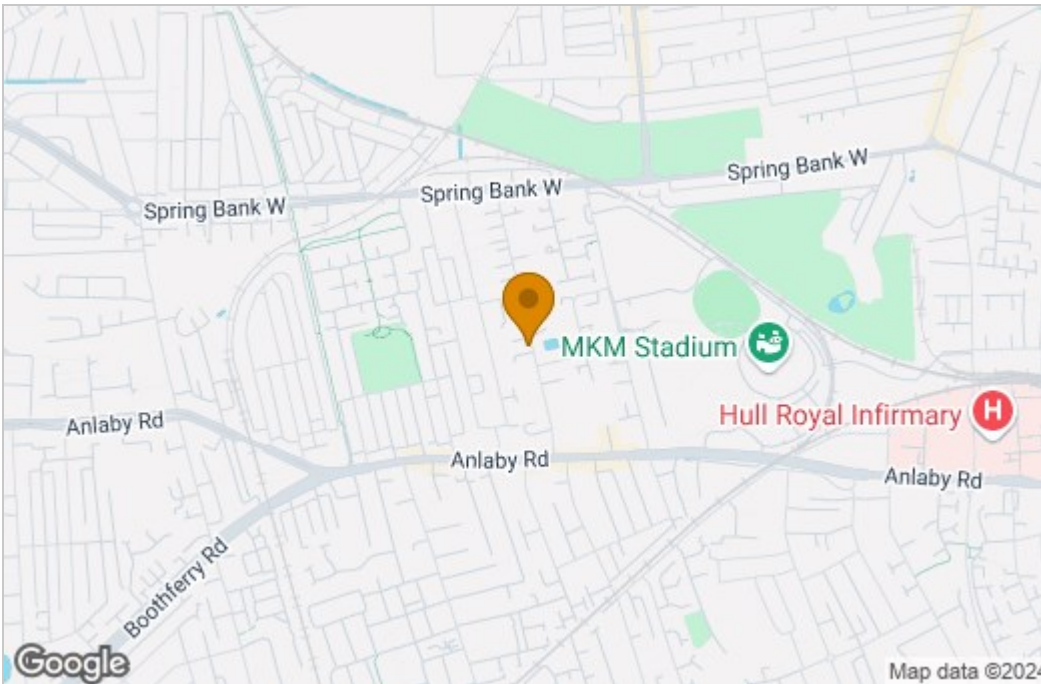
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

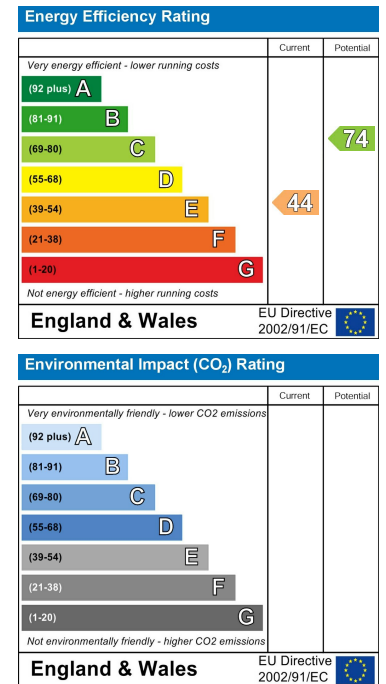


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.