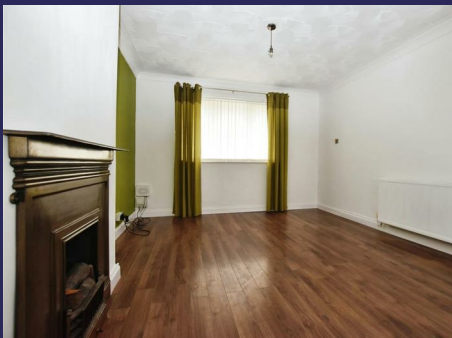


Whitakers

Estate Agents



5 Yarmouth Avenue, Hull, HU4 7ES

Asking Price £115,000

This neat and tidy property is offered to the market with no onward chain, situated in a prime residential location, well placed to access good amenities and boasts good local schools making this a great option for young families or first time buyers.

The main features include - entrance, open plan lounge / diner, fitted kitchen and utility room. The first floor boasts two good bedrooms, modern family bathroom suite and fixed stairs to the boarded loft space with two roof windows.

Externally to the front is a well kept low maintenance garden, the rear boasts useful brick built store, along with a low maintenance garden with raised decking.

This well presented property is sure to attract early interest, be quick to avoid disappointment.

Accommodation Comprise

Entrance

Double glazed front door.

Hallway

Understairs storage, radiator and laminate flooring.

Through Lounge / Diner - Lounge Area 11'5 x 10'9
(3.48m x 3.28m)



UPVC double glazed window, decorative fire with metal surround, laminate flooring and radiator.

Dining Area 8'9 x 9'6 (2.67m x 2.90m)



UPVC double glazed window and laminate flooring.

Kitchen 9'1 x 8'7 (2.77m x 2.62m)



UPVC double glazed window and wooden glazed door. A range of base, wall and drawer units with work tops above and splash back tiles, integrated oven with hob over and sink unit, tiled flooring.

Utility 6'0 x 5'0 (1.83m x 1.52m)



UPVC double glazed door and tiled flooring.

Brick Built Shed / Store Room 5'5 x 7'5 (1.65m x 2.26m)

Single glazed window.

First Floor Landing

Built in storage cupboard.

Bedroom One 10'9 max x 11' (3.28m max x 3.35m)



UPVC double glazed window and radiator.

Bedroom Two 11'8 x 9'3 (3.56m x 2.82m)



UPVC double glazed window and radiator.

Bathroom 8'7 x 5'3 (2.62m x 1.60m)



Two UPVC double glazed windows, panelled bath with mixer shower over, vanity sink unit and low flush WC.

Loft Space 16'6 x 9'0 (5.03m x 2.74m)



Two roof windows and radiator.

Externally



Externally to the front is a well kept low maintenance garden, the rear boasts useful brick built store, along with a low maintenance garden with raised decking.

Tenure

The property is freehold.

Council Tax

Council Tax Band A.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Standard 11 Mbps / 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.

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Sales valuations

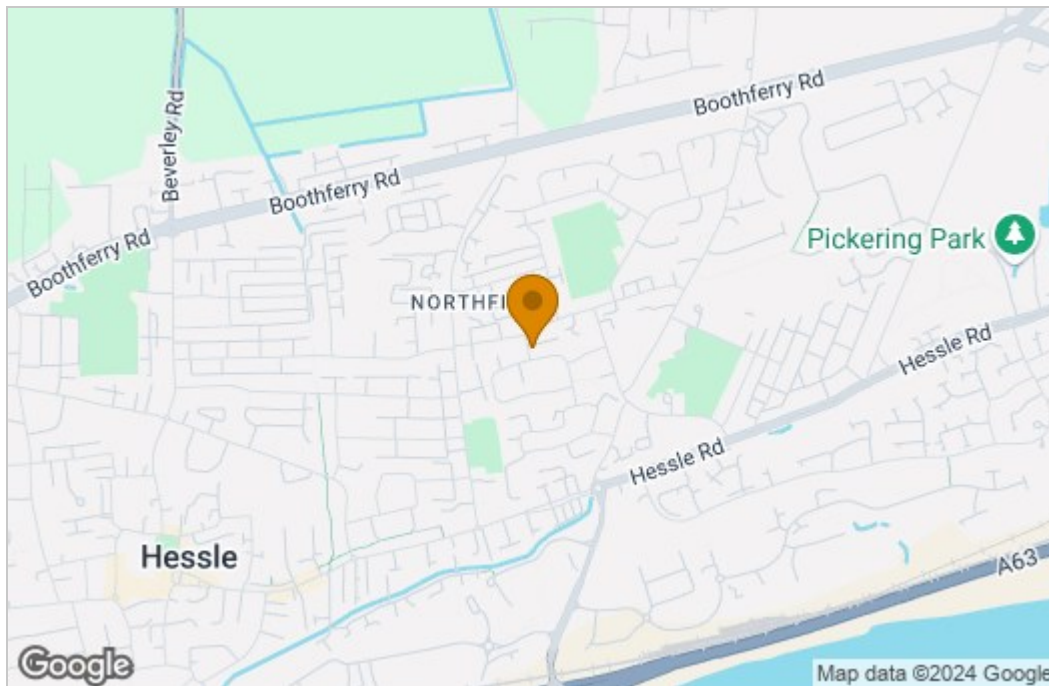
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

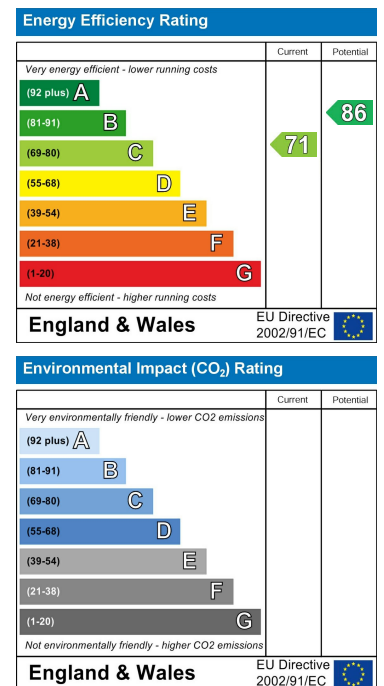


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.