

# Whitakers

Estate Agents



## 1 St Augustines Avenue, Hull, HU5 2QU

**£65,000**

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Introducing this end terrace property which has recently been cosmetically enhanced and would make an ideal investment or initial step onto the property ladder for the first time buyer.

The main features include spacious lounge, fitted kitchen and rear lobby leading to the bathroom furnished with a three-piece suite to the ground level. There are two double bedrooms to the first floor.

Externally to the front aspect there is a walled low maintenance courtyard. The rear courtyard allows access to the tenfoot.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Lounge 13'4" x 14'1" (4.08 x 4.31 )



UPVC double glazed bay window, central heating radiator, electric fireplace with exposed brick surround, fitted cupboard and carpeted flooring. A secluded section with a central heating radiator and carpeted flooring has a fixed staircase to the first floor.

Kitchen 8'5" x 11'1" (2.59 x 3.40 )



UPVC double glazed window, central heating radiator, under stairs storage cupboard, laminate flooring and fitted with floor and eye level units, worktop with splashback tiles above, sink with dual taps, plumbing for an automatic washing machine and provision for a gas cooker.

Rear lobby

Wooden door to the rear courtyard, laminate flooring and leading to:

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with carpeted flooring and furnished with a three piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and low flush W.C.

First floor

Landing

With access to the loft hatch, carpeted flooring and leading to :

Bedroom one 9'4" x 14'1" (2.85 x 4.30 )



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



Bedroom two 10'11" x 8'7" (3.34 x 2.63 )



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

#### External



Externally to the front aspect there is a walled low maintenance courtyard. The rear courtyard allows access to the tenfoot.

#### Location

The property is conveniently placed between Beverley Road and Newland Avenue towards the West of Hull. This residential location has been popularised by its close proximity to highly accessible transport links and abundance of convenience stores, dining facilities and many other local businesses.

#### Tenure

The property is held under Freehold tenureship

#### Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00080159000107

Council Tax band - A

#### EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 19 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

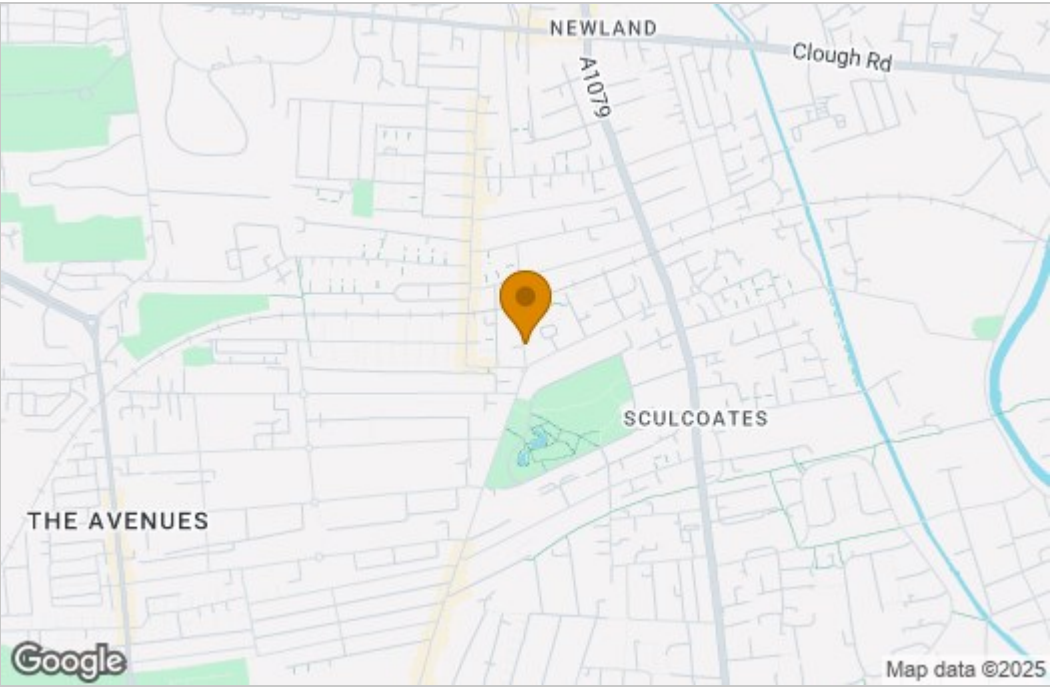
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Floor Plan

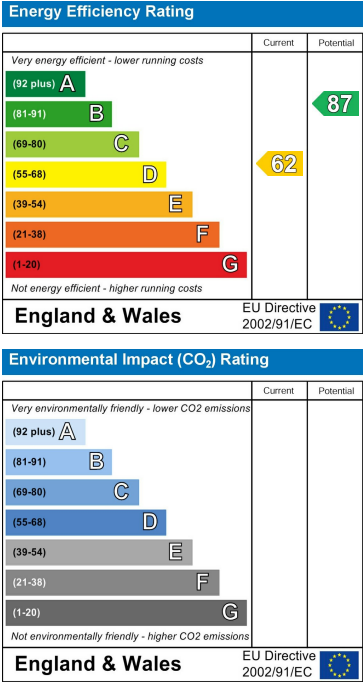


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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