

Whitakers

Estate Agents



8 Starboard Avenue, Hull, HU6 7BJ

£149,950

This semi-detached bungalow is offered to the market with NO ONWARD CHAIN and is conveniently placed to maintain close proximity to the well-connected Beverley Road with its abundance of local amenities and providing easy access for public transport to Hull City Centre, Beverley and York without compromising on the tranquility of its cul-de-sac location.

The internal layout of the ground level briefly comprises entrance hall, bedroom, spacious lounge, dining room / bedroom two with French doors opening to the rear garden, fitted kitchen and bathroom with separate W.C. Fixed staircase leads to the first floor which locates bedroom three.

Externally the property occupies a substantially sized plot. To the front aspect there is a large gravelled garden. A shared side drive leads to the detached garage and access to the rear garden which is laid to lawn with well stocked borders and fencing to the surround. A further gate opens to additional land which could be opened up to rejoin the garden or be used to build a garden room / office.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a large gravelled garden. A shared side drive leads to the detached garage and access to the rear garden.

The accommodation comprises

Ground floor

Entrance hall

UPVC double glazed window, electric radiator, fixed staircase to bedroom three and carpeted flooring. Leading to :

Bedroom 9'10" x 9'2" (3.01m x 2.80m)



UPVC double glazed window and carpeted flooring.

Lounge 15'8" x 13'1" (4.79m x 4.00m)



UPVC double glazed window, electric radiator, feature fireplace and carpeted flooring.

Dining room / Bedroom 2 12'1" x 9'10" (3.70m x 3.01m)



UPVC double glazed patio doors to the rear garden, under stairs storage cupboard and carpeted flooring.

Kitchen 8'6" x 12'4" (2.60m x 3.77m)



UPVC double glazed door to the rear garden, two UPVC double glazed windows, Lino flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated fridge freezer.

Bathroom



UPVC double glazed window, partly tiled to splashback areas with wooden flooring and furnished with a two piece suite comprising panelled bath with dual taps and pedestal sink with dual taps.

W.C.

UPVC double glazed window, wooden flooring and furnished with a low flush W.C.

First floor

Landing

Fitted wardrobes and cupboards and carpeted flooring. Leading to :

Bedroom Three 10'10" x 11'10" (3.32m x 3.63m)



UPVC double glazed window and carpeted flooring.

Rear external



The rear garden which is laid to lawn with well stocked borders and fencing to the surround. A further gate opens to additional land which could be opened up to rejoin the garden or be used to build a garden room / office.

Tenure

the property is held under Freehold tenureship

Council tax band

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

Local authority reference number - 00180444000807

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 9 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.

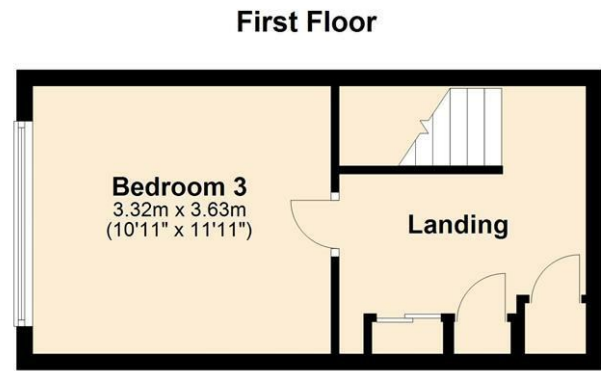
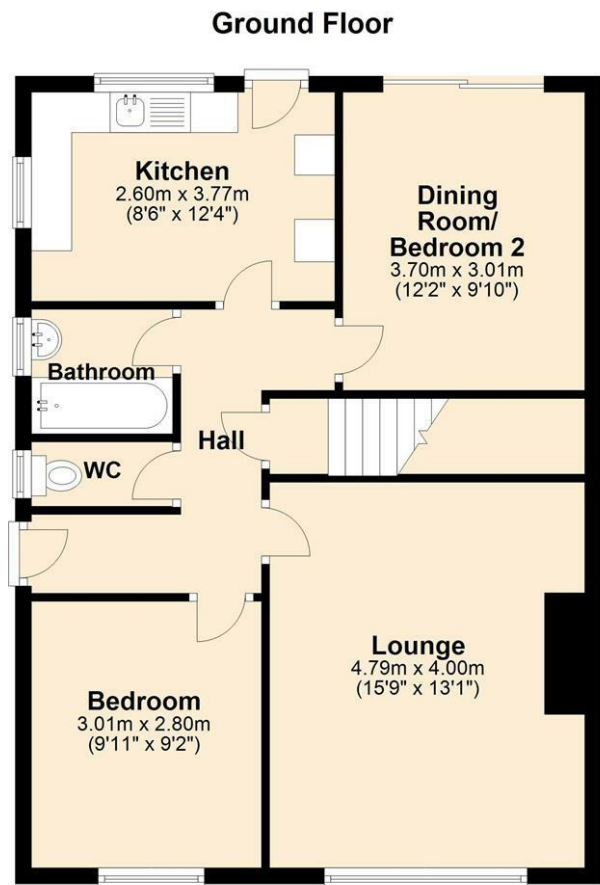
Free Market Appraisals / Valuations

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

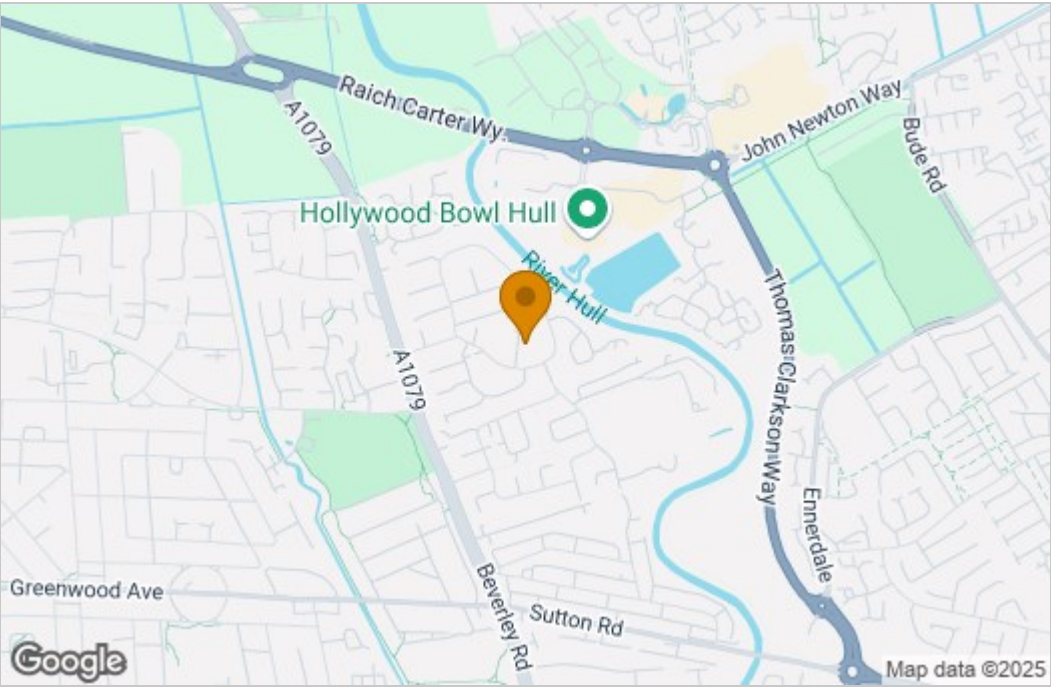
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Floor Plan

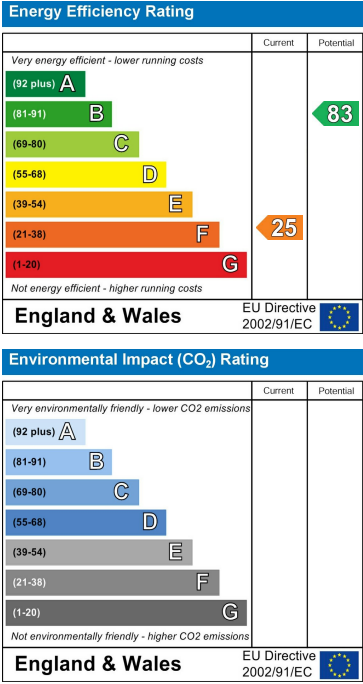


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.