

Whitakers

Estate Agents



29 Hawthorn Avenue, Hull, HU3 5PA

£120,000

**** NO ONWARD CHAIN ****

This extended four bedroom end-terrace house is conveniently placed on Hawthorn Avenue between Anlaby Road and Hesse Road, Hull which are renowned for being well-connected by highly accessible transport links and serviced by an abundance of local amenities. The main features include - entrance hall, lounge, dining room and kitchen to the ground level; a fixed staircase leads to the first floor which comprises fitted master bedroom, three bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a paved courtyard enclosed by brick walling with a wrought iron gate.

The rear garden is also low maintenance in design being paved with a patio seating area and sections laid to with faux grass. There is a brick-built outbuilding and a gate in the boundary fencing opens to the pedestrian ten-foot.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a paved courtyard enclosed by brick walling with a wrought iron gate.

Ground floor

Entrance hall

Composite entrance door, central heating radiator and laminate flooring. Leading to :

Lounge



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

Dining room



UPVC double glazed window, central heating radiator, feature fireplace, under stairs storage cupboard and laminate flooring.

Kitchen



Wooden single glazed door to the rear garden, UPVC double glazed window, tiled flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and provision for a gas cooker with extractor hood above.

First floor

Split level landing

Part carpeted and part laminate flooring and leading to :

Bedroom one



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

Bedroom two



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

Bedroom three



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

Bedroom four



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

Bathroom



Central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps and low flush W.C.

Rear external



The rear garden is also low maintenance in design being paved with a patio seating area and sections laid to with faux grass. There is a brick-built outbuilding and a gate in the boundary fencing opens to the pedestrian ten-foot.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00040268002909
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 16 Mbps / Ultrafast 10000 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.

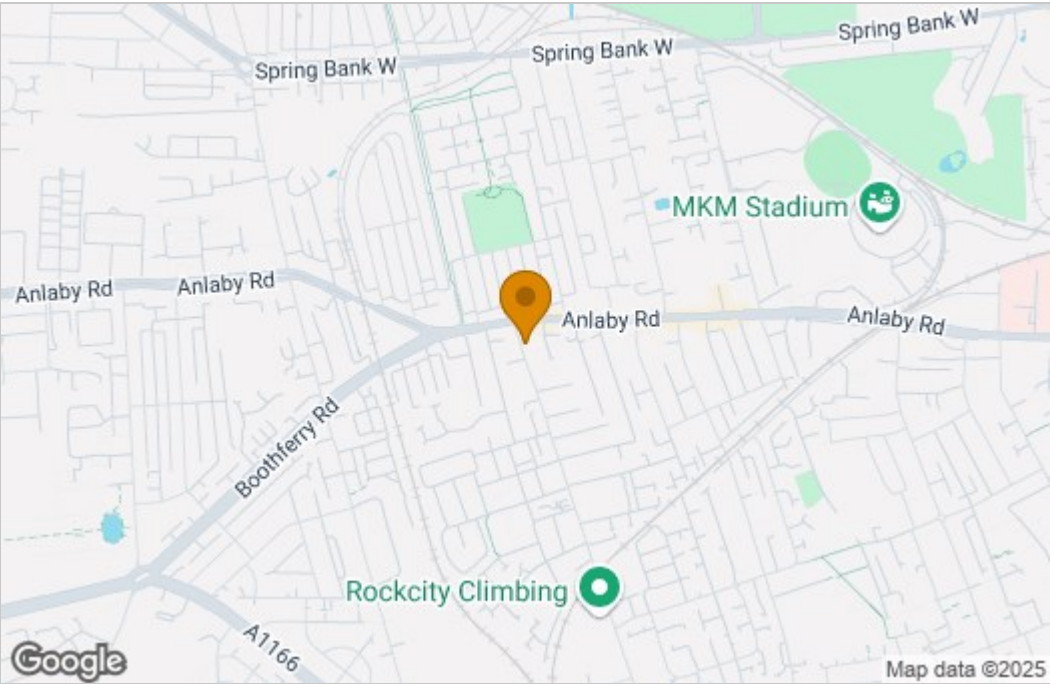
Whitakers Estate Agent Declaration

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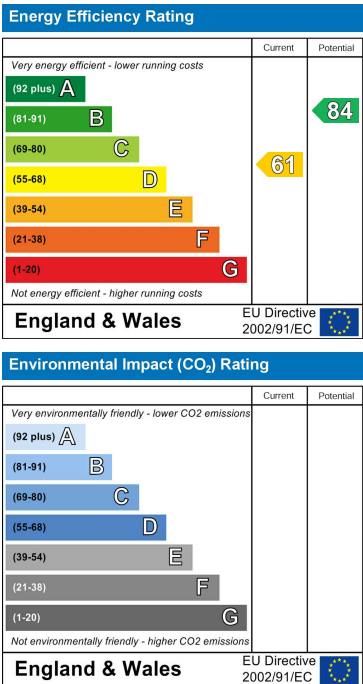
Floor Plan



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.