

# Whitakers

Estate Agents



**134 Askew Avenue, Hull, HU4 6NR**

**£230,000**

This immaculate modern detached property has been altered and enhanced from new making the ground floor considerably larger than its original design, ideal for the growing family looking to be in this ever popular location.

The main features include - entrance, dining room, 17' x 15' lounge, modern luxury fitted kitchen with a host of appliances together with useful ground floor W.C.

The first floor boasts three double bedrooms (master fitted and En suite) along with the well appointed family bathroom suite.

Externally to the front is a large low maintenance garden to accommodate multiple cars, the rear garden is enclosed to the boundary, again low maintenance by design with a decorative paved patio, raised decked seating area and well stocked raised bedding plants.

This property really ticks all the boxes in terms of condition, size and location. Early viewings are advised.



## The Accommodation Comprises

### Hallway

Double glazed front door, radiator and laminate flooring.

Lounge 17'5 x 15'9 (5.31m x 4.80m)



Two UPVC double glazed windows and UPVC double glazed French doors and two radiators.

Dining Room 15'9 max x 11'1 max (4.80m max x 3.38m max)



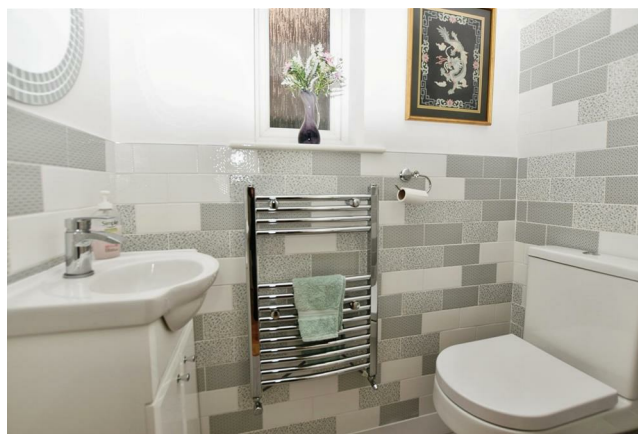
UPVC double glazed window and radiator.

Kitchen Diner 10'8 max x 12'9 (3.25m max x 3.89m)



UPVC double glazed window and UPVC double glazed French doors, tiled flooring and radiator. Fitted with a range of base, drawer and wall mounted units, work surfaces and breakfast bar. Fitted with oven, hob and induction hob, integrated microwave, dishwasher, fridge freezer and washing machine.

## Downstairs W.C



UPVC double glazed window, radiator, vanity sink and a low flush W.C.

### Inner Hall

UPVC double glazed window, stairs to the first floor landing.

### First Floor Landing

UPVC double glazed window, radiator and access to the loft hatch.

### Bedroom One



UPVC double glazed window, radiator, fitted wardrobes and access to the en-suite.

### En-Suite



UPVC double glazed window, radiator. Fitted with

a walk in enclosed mixer shower, vanity sink unit and a low flush W.C.

### Bedroom Two



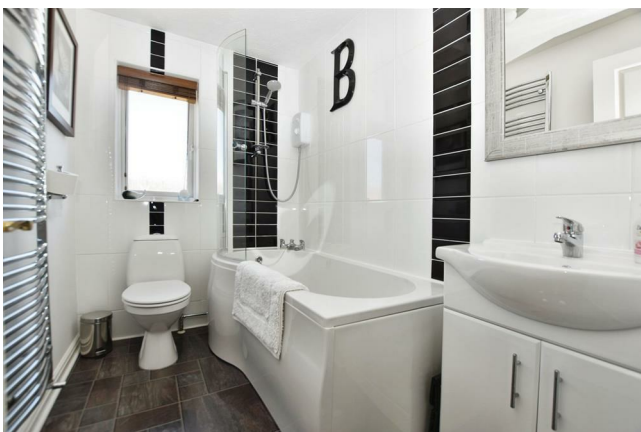
UPVC double glazed window and radiator.

### Bedroom Three



UPVC double glazed window and radiator.

### Bathroom



Radiator and fitted with a three piece suite comprising; panelled bath with electric shower over, vanity sink unit and a low flush W.C.

### Externally



Externally to the front is a large low maintenance garden to accommodate multiple cars, the rear garden is enclosed to the boundary, again low maintenance by design with a decorative paved patio, raised decked seating area and well stocked raised bedding plants.

### Tenure

The property is freehold.

### Council Tax Band

Council Tax Band- C- Hull City Council

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 15Mbps / 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

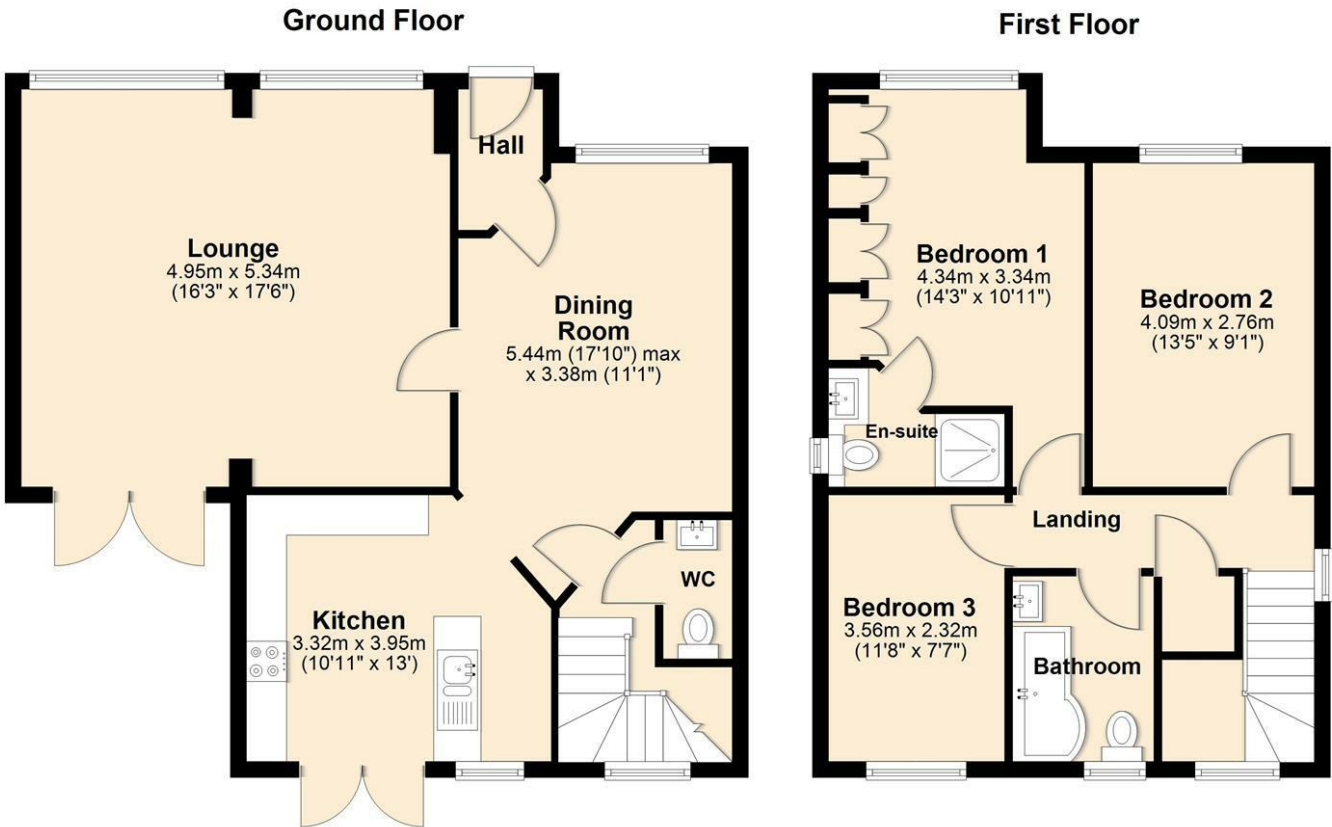
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Sales valuations

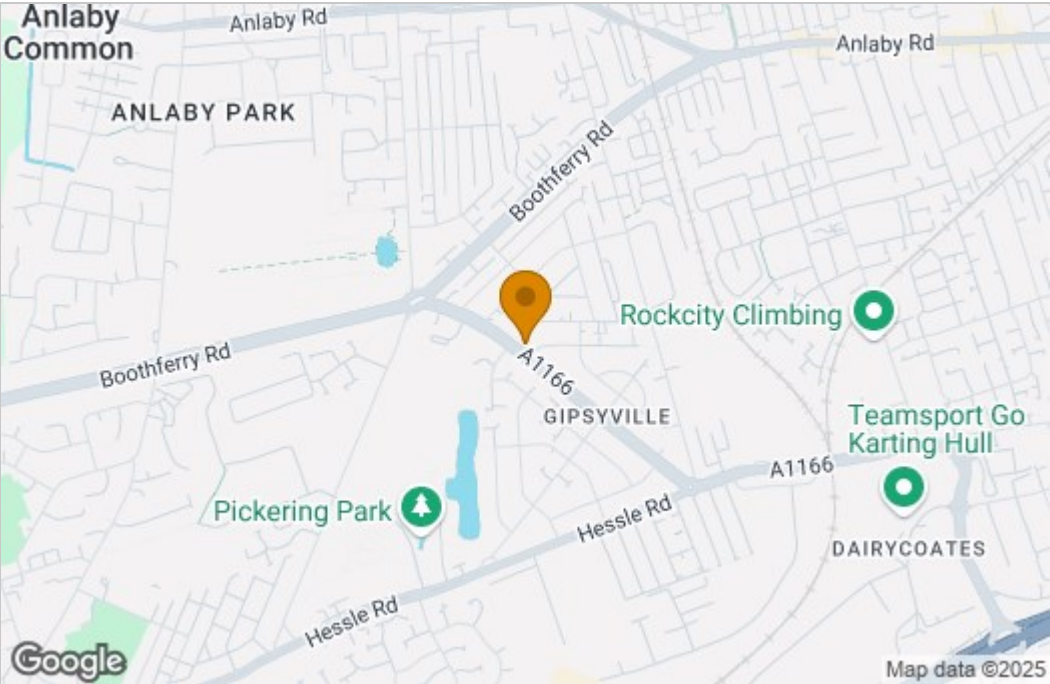
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.



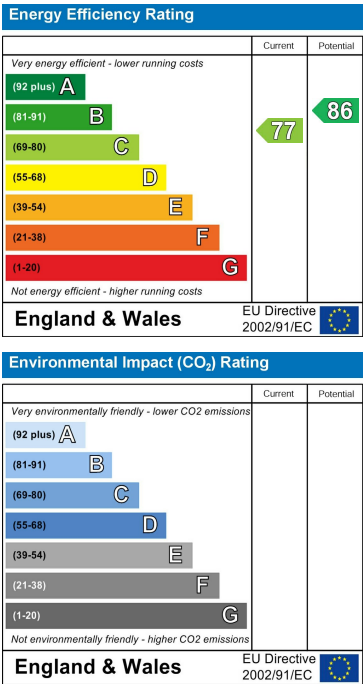
Floor Plan



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.