

# Whitakers

Estate Agents



**115 21st Avenue, Hull, HU6 8HB**

**£139,950**

Introducing this immaculately presented three-bedroom end terrace property which would make a great home for a growing family, or a suitable addition to an investor's portfolio.

The main features include; entrance hall, well-appointed bathroom, spacious lounge and fitted kitchen. The first floor boasts two double bedrooms and a good third bedroom.

Externally to the front aspect there is a large paved courtyard which can accommodate off-street parking for multiple vehicles. A side drive leads to the detached garage and gate opening to the back of the property. The generously sized rear garden is partly laid to lawn with patio seating areas and fencing to the surround.

Early viewing is recommended to avoid disappointment.



The accommodation comprises

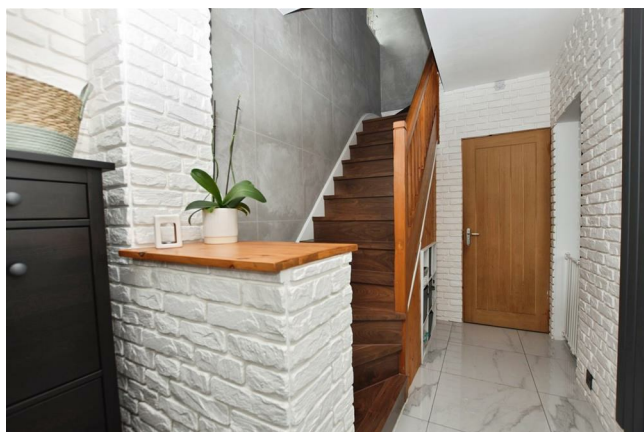
#### Front external



Externally to the front aspect there is a large paved courtyard which can accommodate off-street parking for multiple vehicles. A side drive leads to the detached garage and gate opening to the back of the property.

#### Ground floor

##### Entrance hall



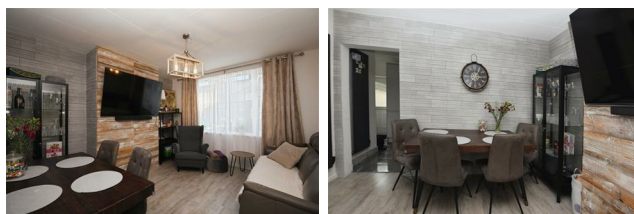
UPVC double glazed entrance door with side window. Central heating radiator, under stairs storage and tiled flooring. Leading to;

##### Bathroom



UPVC double glazed window, central heating radiator, tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising; panelled bath with mixer tap and shower, pedestal sink with mixer tap and low flush W.C.

##### Lounge 12'10" x 11'3" (3.93 x 3.45 )



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

##### Kitchen 7'6" x 18'3" (2.31 x 5.57 )



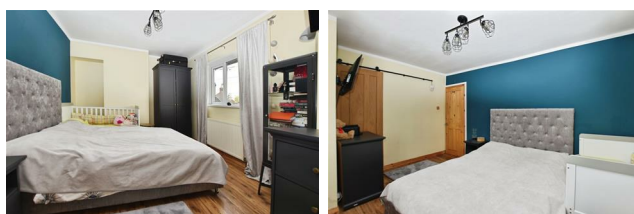
UPVC double glazed door to the rear garden, two UPVC double glazed windows, central heating radiator and tiled flooring. Fitted with a range of floor and eye level units, contemporary worktops, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above and fridge-freezer.

#### First floor

##### Landing

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

##### Bedroom one 9'9" x 14'8" (2.98 x 4.49 )



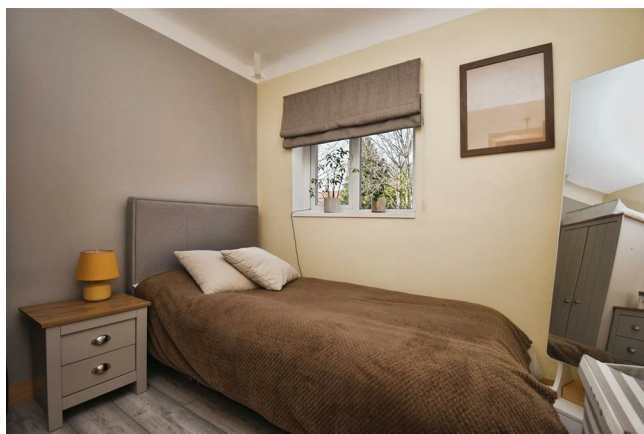
UPVC double glazed window, central heating radiator, over stairs storage cupboard and laminate flooring.

##### Bedroom two 10'9" x 9'0" (3.30 x 2.76 )



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

### Bedroom three 7'9" x 8'11" (2.38 x 2.73 )



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

### Rear external



The generously sized rear garden is partly laid to lawn with patio seating areas and fencing to the surround. The residence also benefits from having an outside tap and power sockets.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00340098011503

Council Tax band - A

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - Low

Flood Risk - No

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

Broadband - Basic 18 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

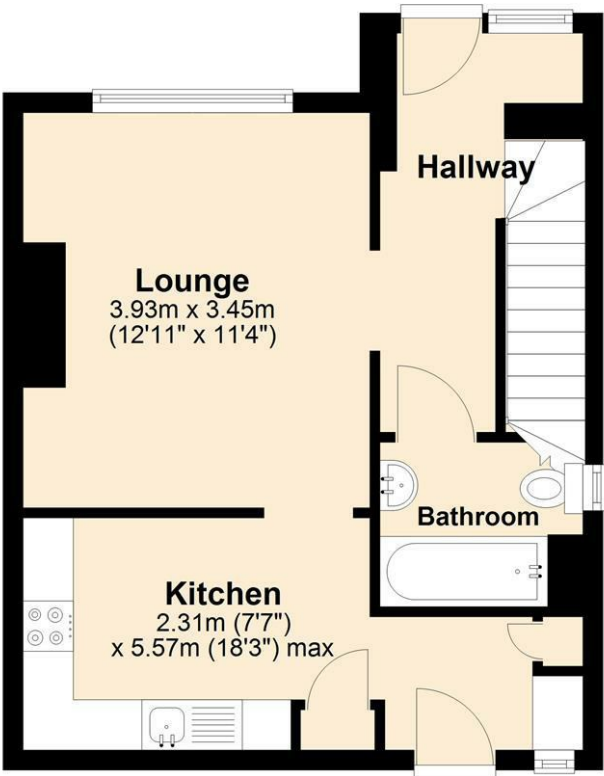
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Floor Plan

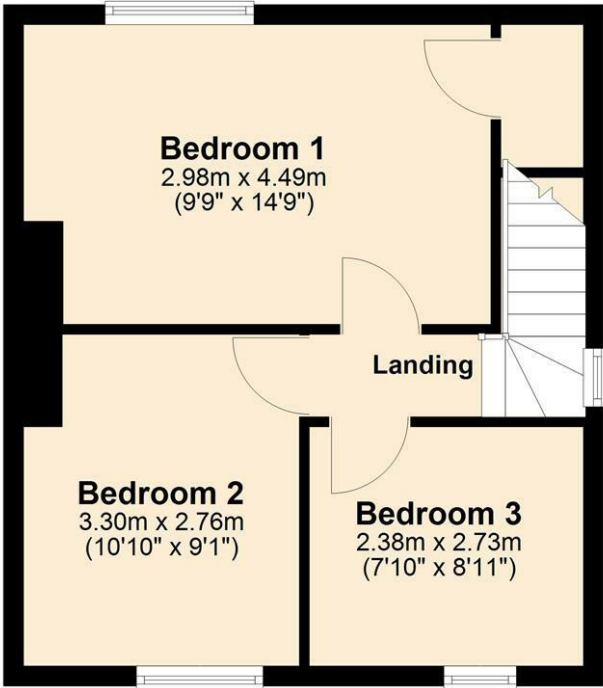
Ground Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



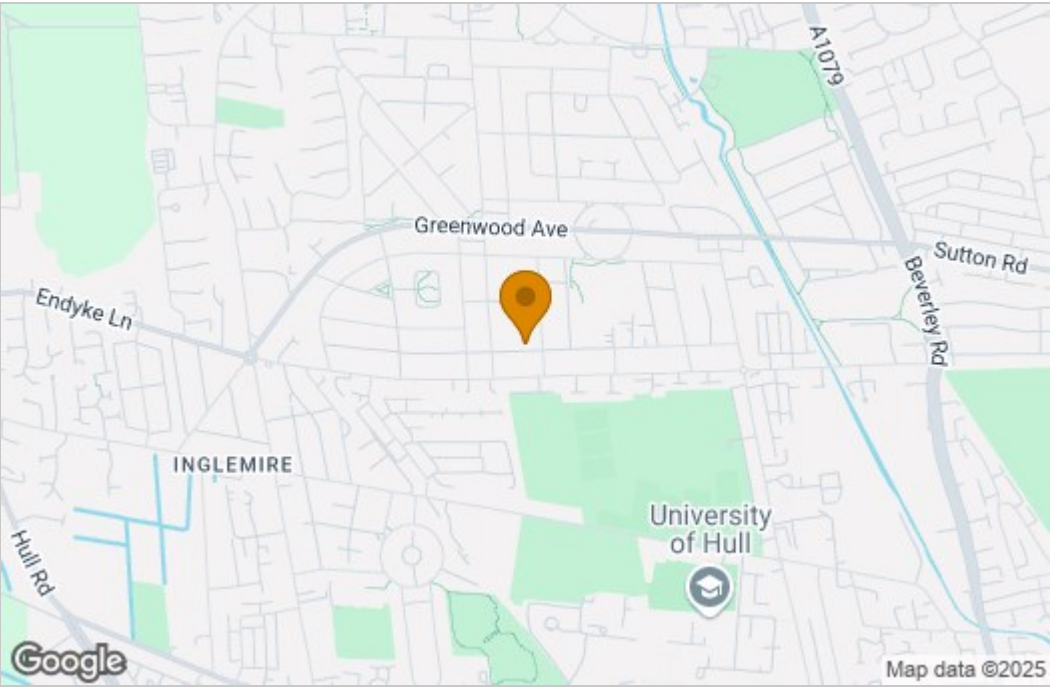
First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)

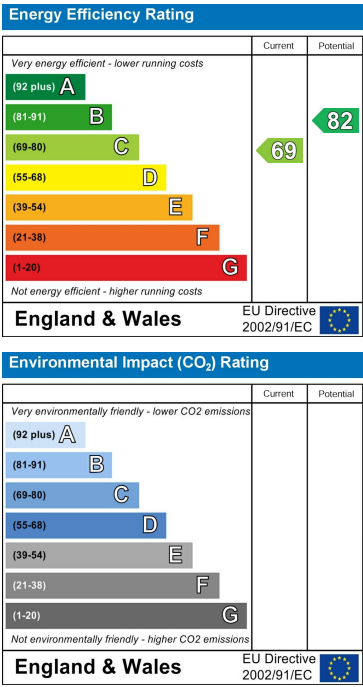


Total area: approx. 72.1 sq. metres (775.7 sq. feet)

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.