

Whitakers

Estate Agents



402 Greenwood Avenue, Hull, HU6 8TW

Offers Over £140,000

NO CHAIN INVOLVED !

Whitakers Estate Agents are pleased to introduce this neatly presented semi-detached property which has been much enhanced from its original design, and conveniently located at the head of Greenwood Avenue and within close proximity to highly accessible transport links.

The internal layout briefly comprises : porch opening to the entrance hall, bay fronted lounge and fitted kitchen with conservatory extension off. There are two double bedrooms and a bathroom furnished with a three-piece suite to the first floor.

Externally to the front aspect there is a lawned garden with stocked borders and a combination of brick walling and fencing to the surround. A resin side drive accommodates off-street parking and leads to the wooden clad detached garage which has been converted into a workshop.

The enclosed rear garden is laid to lawn with well-stocked borders and complimented with a wooden seating area. The residence also benefits from having a greenhouse.

Taken together, the accommodation on offer would suit a multitude of applicants ranging from a first time buyer to a young family, or even an investor wanting to increase their portfolio.

The accommodation comprises

Front external



Externally to the front aspect there is a lawned garden with stocked borders and a combination of brick walling and fencing to the surround. A resin side drive accommodates off-street parking and leads to the wooden cladded detached garage which has been converted into a workshop with secured and sheltered side access.

Ground floor

Porch

UPVC double glazed door with side window and tiled flooring.

Entrance hall

UPVC double glazed door and double glazed window opening to private passage to the rear. Central heating radiator, under stairs storage cupboard and solid wooden flooring.

Lounge 15'10" x 11'5" (4.83 x 3.49)



UPVC double glazed bay window, central heating radiator, wood burner with tiled hearth and surround and solid wood flooring.

Kitchen 10'9" x 17'9" (3.28 x 5.42)



UPVC double glazed door to the conservatory, three UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher and provision for a gas cooker with extractor hood above.

Conservatory 17'8 x 8'5 (5.38m x 2.57m)



Powder coated aluminium windows and bifold doors opening to the rear garden, wall mounted electric heater and engineered wood flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 9'11" x 14'4" maximum (3.03 x 4.38 maximum)



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

Bedroom two 11'6" x 9'1" (3.52 x 2.78)



UPVC double glazed window, central heating radiator, built-in office space currently used as a wardrobe and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring and furnished with a four-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap, low flush W.C and combination boiler.

Garage

With wooden cladding, two personal side doors, side window and security system with cameras. Power is laid on with hot and cold water, and there is also a walk-in fridge also providing hot and cold water with food grade PVC.

Rear external



The enclosed rear garden is laid to lawn with well-stocked borders and complimented with a wooden seating area. The residence also

benefits from having a greenhouse and outdoor sockets.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - Kingston Upon Hull

Local authority reference number - 00340044040206

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Basic 10 Mbps / Ultrafast 1500 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

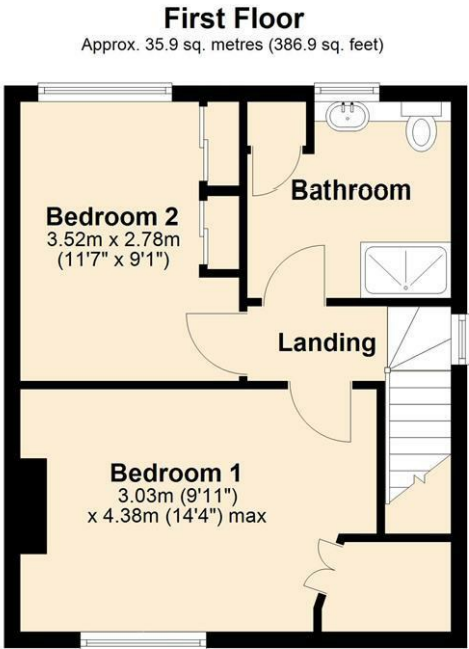
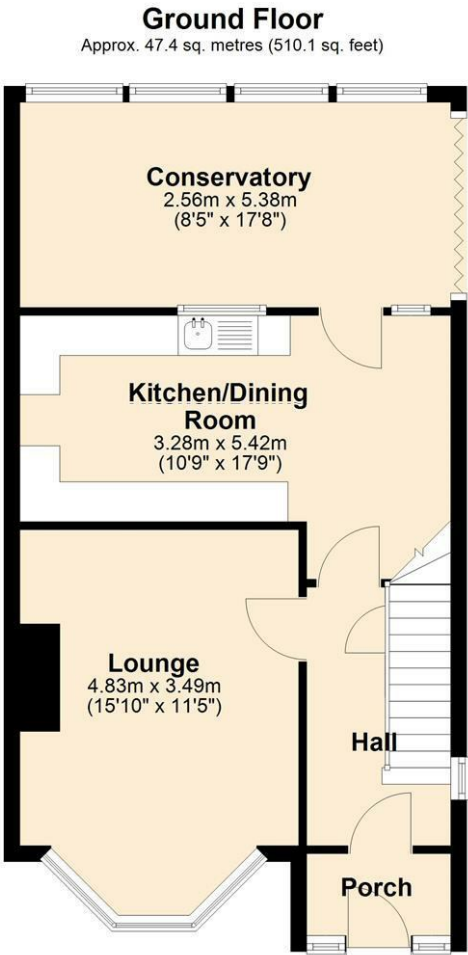
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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

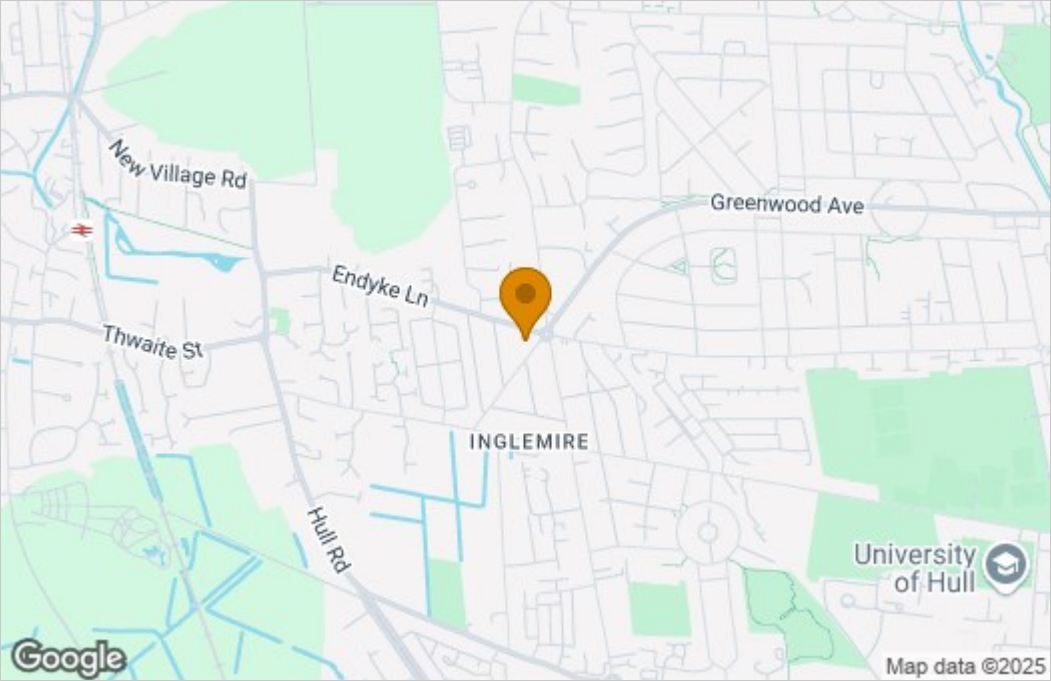
contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

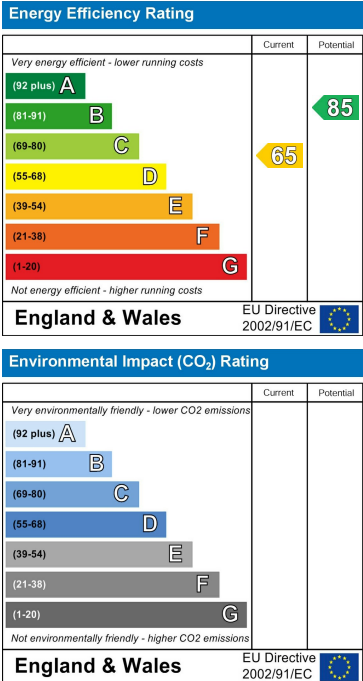


Total area: approx. 83.3 sq. metres (897.0 sq. feet)

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