

Whitakers

Estate Agents



3 Dudley Avenue, Hull, HU3 1PF

Offers Over £67,000

No Onward Chain!

This extended two bed terraced property is offered to the market with no onward chain, located off Spring Bank the property boasts easy access to a wide range of amenities and enjoys easy access to the city centre.

This property would make an ideal first step onto the ladder or would also suit the Buy to Let investor looking to increase their portfolio.

The main features include - storm porch, entrance hall, front lounge, full width fitted kitchen / diner and ground floor bathroom suite. The first floor boasts two double bedrooms .

Externally the property enjoys a low maintenance yard to both the front and rear.

Early viewings are advised.

The Accommodation Comprises

Entrance



Wooden glazed entrance door leading to;
Lounge 10'9 x 10'5 (3.28m x 3.18m)



UPVC double glazed bay window, laminate flooring, vertical radiator and a gas fire with marble hearth and a wooden surround.

Kitchen Diner 14'1 x 10'9 (4.29m x 3.28m)



UPVC double glazed window and tiled flooring. Fitted with a range of cream base, drawer and wall mounted units, work surfaces and splash back tiles and a sink unit with a mixer tap over.

Rear Lobby

Wooden entrance door, tiled flooring and built in storage units.

Bathroom



UPVC double glazed window, tiled flooring and walls. Fitted with a three piece suite comprising; panelled bath, vanity sink unit and a low flush W.C.

First Floor Landing

UPVC double glazed window and loft hatch.

Bedroom One 14'0 x 10'4 (4.27m x 3.15m)



UPVC double glazed window, focal point with wooden surround.

Bedroom Two 10'9 x 9'3 (3.28m x 2.82m)



UPVC double glazed window and laminate flooring.

Externally

Externally the property enjoys a low maintenance yard to both the front and rear.

Tenure

The property is freehold.

Council Tax

Hull City Council- Council Tax Band- 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.

Other services

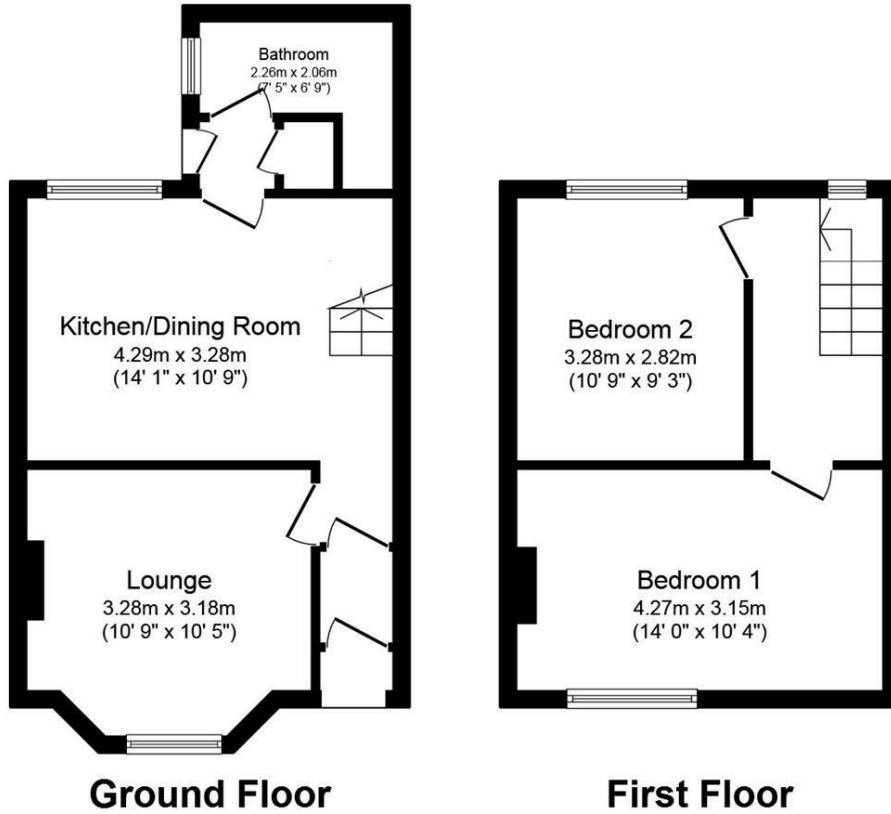
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Sales valuations

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

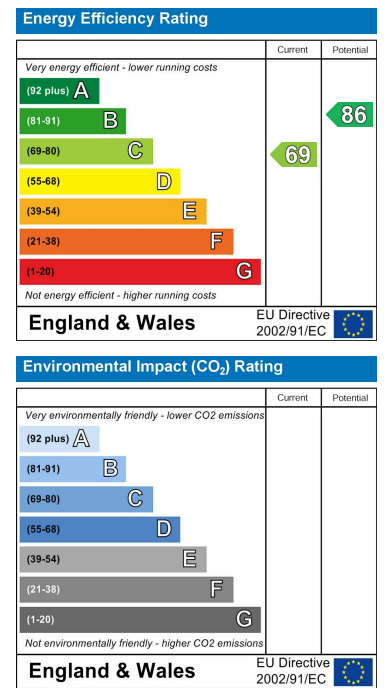


Total floor area 62.4 sq.m. (672 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.