Whitakers
Estate Agents

6 Astwood Avenue, Hull, HU9 5ET

Asking Price £119,950

A GOOD OPPORTUNITY FOR THE GROWING FAMILY UNIT WITHIN A SHORT STROLL TO THE LOCAL SHOPS AND SCHOOLS ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY.
THIS MODERN STYLE MID TERRACE PROPERTY IS WELL PRESENTED THROUGHOUT AND BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM.
SET WITHIN PLEASANT GARDENS AND HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.
INTERNAL INSPECTION WIL NOT DISAPPOINT.

Entrance Hall
With staircase off and access to:

Lounge

Window to the front aspect and a radiator.

Fitted Dining Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Window to the rear aspect, partially tiled walls, a radiator, plumbing for an automatic washing machine and integrated appliances include an electric oven and an electric hob.

Bedroom One

Window to the front aspect, a built in storage cupboard and a radiator.

Bedroom Two

Window to the rear aspect and a radiator.

Bedroom Three

Window to the front aspect and a radiator.

Bathroom

A white suite to comprise panelled, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Gardens

To the front of the property is an enclosed garden laid to decorative aggregates and to the rear an enclosed garden laid mainly to lawn with a paved patio seating area and a brick built storage shed.

EPC

Council Tax
Hull city Council
Band A

Tenure
Freehold

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 sales 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.

Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Offering on a property

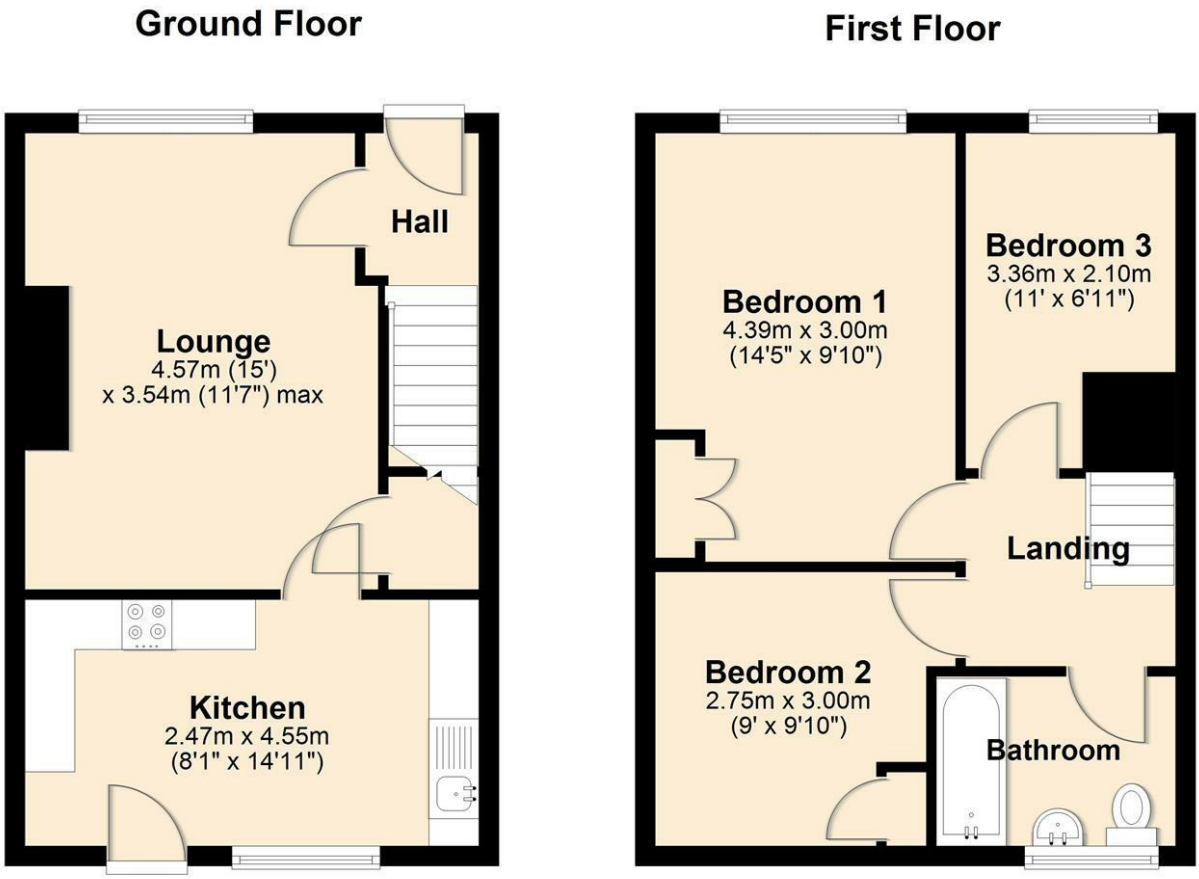
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

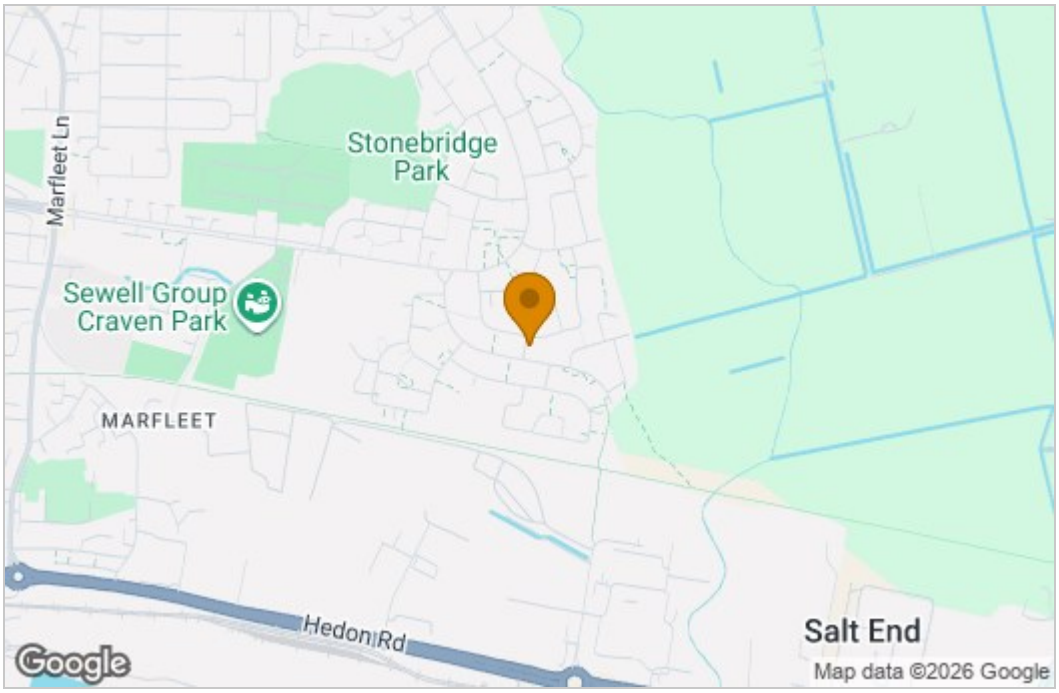
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

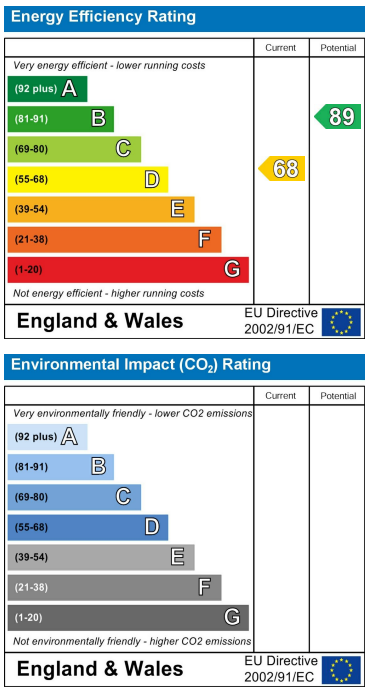


Total area: approx. 69.9 sq. metres (752.8 sq. feet)

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.

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