

# Whitakers

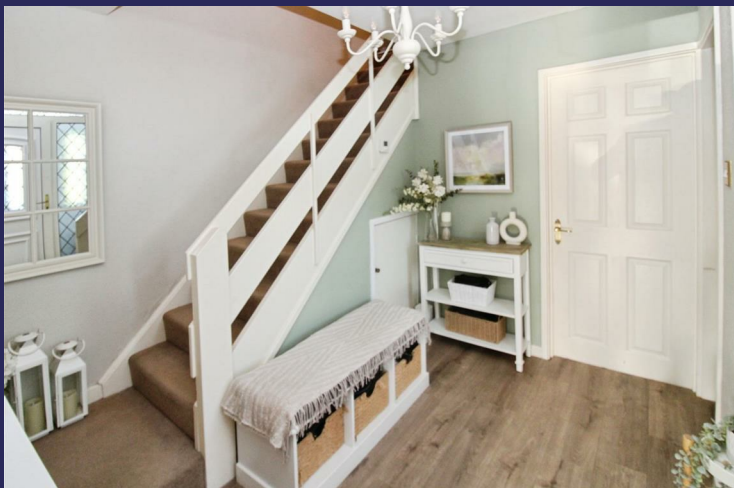
Estate Agents



26 Forbes Avenue

, Hull, HU6 7AJ

Asking Price £179,950



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## Storm Porch

Giving access to :

## Reception Hall

Laminate flooring, staircase off with useful under stairs storage cupboard and a radiator.

## Cloak Room

Having a low level wc unit.

## Lounge

A bow window to the front aspect and picture window to the side aspect allowing plenty of natural light. Louis style fire surround with marble effect back and hearth incorporating a coal effect gas fire and a radiator.

## Fitted Dining Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic one and a half bowl sink unit with mixer tap.. Window to the rear aspect, plumbing for an automatic washing machine , a radiator and integrated appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy.

## First Floor Landing

With a built in storage cupboard and giving access to:

## Bedroom One

Window to the front aspect, laminate flooring, fitted wardrobes, over head cupboards, dressing table unit and drawers and a radiator

## Bedroom Two

Window to the rear aspect, laminate flooring and a radiator.

## Bedroom Three

Window to the side aspect, laminate flooring and a radiator.

## Bathroom

A white suite to comprise panelled shower bath, wash hand basin with a pedestal and a low level wc unit. . There is a shower attachment, shaped shower screen , tiled walls and a chrome heated towel rail.

## Gardens

The property enjoys a plot of good proportion with gardens to the front and rear.

## Double Garage

Accessible via a generous side driveway which also provides further off street car parking amenities

## Council Tax

Hull City Council - band B

## Tenure

This property is 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.

Tel: 01482 877177

### 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 - Basic 11 Mbps Ultrafast 10000 Mbps

Broadband - EE, Vodafone, Three and O2

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

### 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.



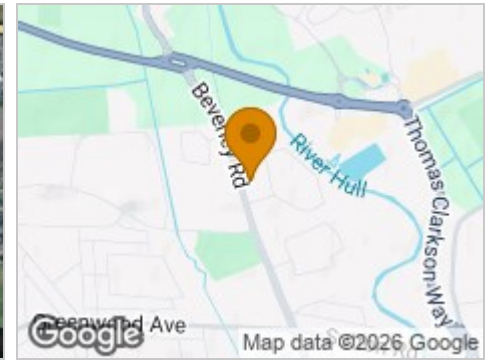
## Road Map



## Hybrid Map



## Terrain Map



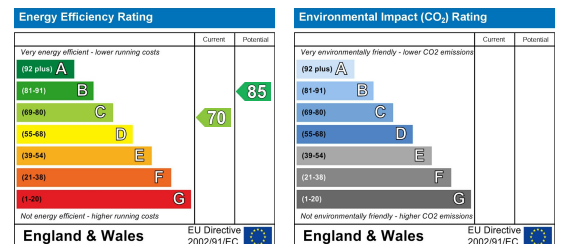
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## 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.