

Whitakers

Estate Agents



152 Foredyke Avenue, Hull, HU7 0DW

Asking Price £132,500

LOCATED TO THE EAST OF THE CITY, THIS MODERN STYLE SEMI DETACHED HOUSE IS A WONDERFUL OPPORTUNITY FOR THE FIRST TIME BUYER, THE SMALLL FAMILY OR INDEED THE PURCHASER LOOKING TO DOWN SIZE.

THE PROPERTY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KICHEN WITH INTEGRAL APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH PLEASANT GARDENS TO THE FRONT AND REAR AND CAR PARKING OPPORTUNITIES VIA A SIDE DRIVEWAY, APPOINTMENT IN ORDER TO VIEW ARE ENCOURAGED.

Entrance Hall

Accessible via French doors and having a useful built in storage cupboard

Lounge 10'9" x 11'11" (3.28 x 3.65)



Two windows to the front aspect allowing plenty of natural light, a feature fire surround with an electric fire and a radiator.

Fitted Dining Kitchen 12'7" x 11'11" (3.86 x 3.65)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Two windows to the rear aspect, partially tiled walls, spotlights to the ceiling, plumbing for an automatic washing machine, a radiator and integrated appliances include an electric oven and grill, four ring gas hob and an over head extractor canopy

First Floor Landing

Window to the side aspect and access to:

Bedroom One 9'10" x 12'0" (3.01 x 3.66)



Two windows to the rear aspect and a radiator.

Bedroom Two 10'9" x 6'9" (3.28 x 2.07)



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

Bathroom



A white suite to comprise a panelled bath, wash hand basin within a vanity unit and a low level wc. Majority tiled walls, spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is a small open plan garden and to the rear a garden of good proportion laid mainly to lawn with a variety flowers and shrubs and there is a garden shed

Side Driveway



Providing off street car parking amenities

Council Tax

Hull City Council tax band A

Tenure

Freehold

EPC

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.

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area -No

Flood Risk -Very low

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

Broadband - Basic 17 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

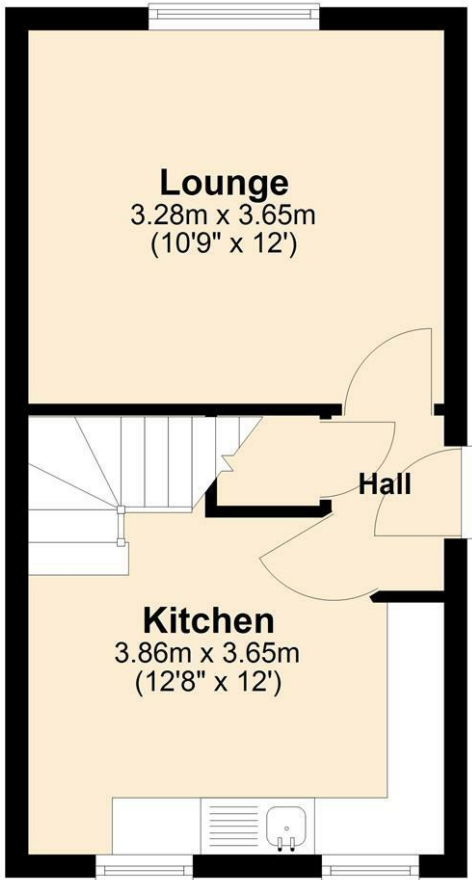
Offering on a property

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.

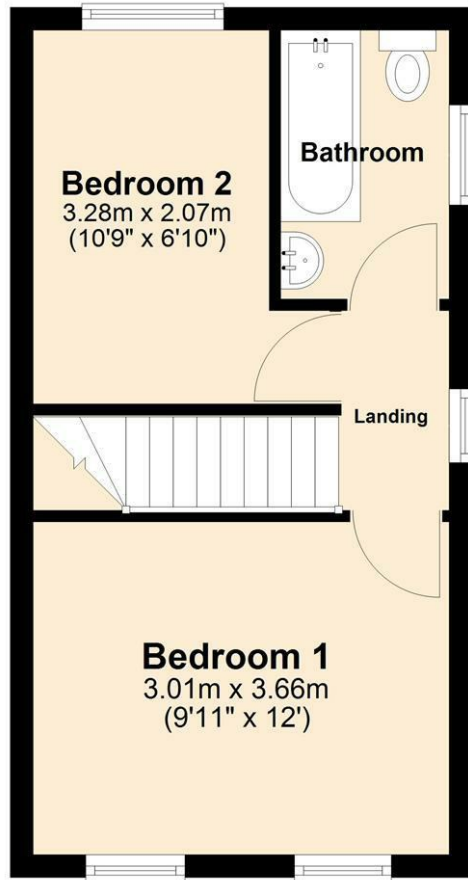
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

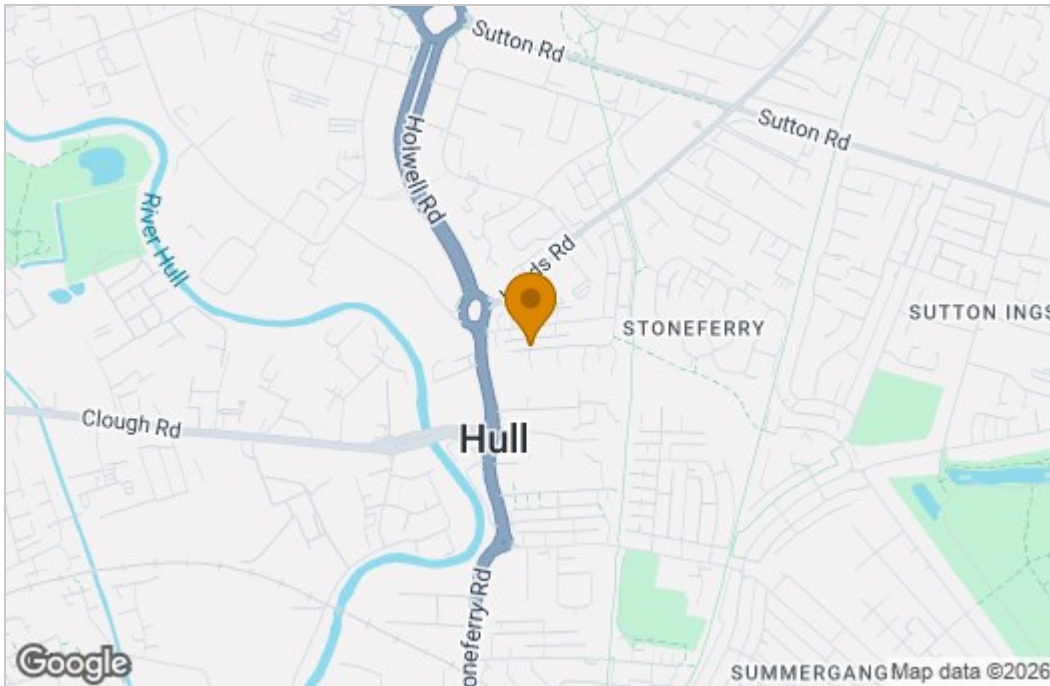
Ground Floor



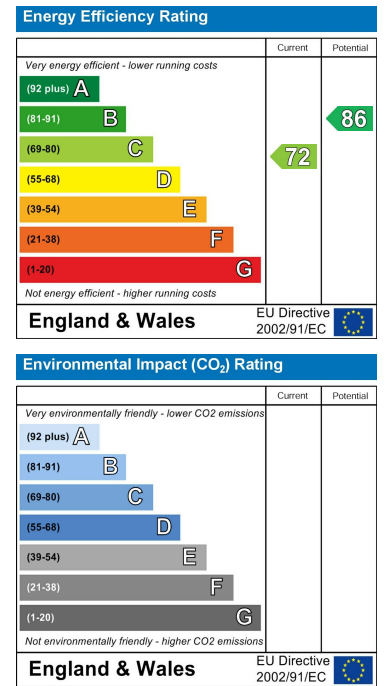
First Floor



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.