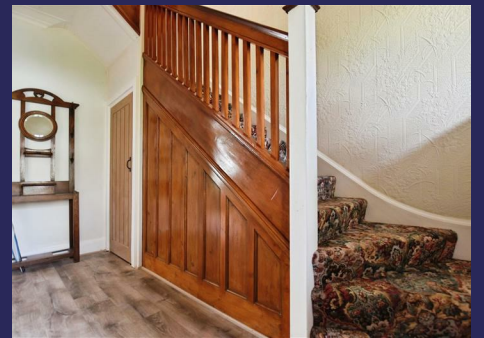


# Whitakers

Estate Agents



**12 Beech Avenue, Hull, HU8 8QH**

**Asking Price £150,000**

This Generously Proportioned Traditional Terraced Property enjoys a leafy, tree lined avenue setting of Garden Village. The property has been loved by the same family for over 70 years and comes to the market looking for a new family to relive. The property offers well proportioned THREE BEDROOM, TWO BATHROOM accommodation TWO RECEPTION ROOMS and KITCHEN. High ceilings, some original features, light and airy rooms, allowing a perfect opportunity to recreate a home to make memories of their own.

Situated on a peaceful tree lined avenue in the heart of ever popular Garden Village conservation area, the property is ideally positioned for local shops, schools and amenities as well as excellent transport links around the City

Make this one high on your viewing list

## Accommodation Comprising

Entrance Porch 7'6" x 2'5" (2.3 x 0.75)

Hardwood glazed front entrance door into porch with solid wood door opening to the hallway.

### Hallway

A welcoming hallway with feature panelled staircase and laminate flooring. Useful understairs storage cupboard and door to the dining room.

Lounge 11'1" x 11'5" (3.4 x 3.5)



A lovely room to relax and unwind. Features include French doors to the dining room and an attractive fire surround with marble effect back & hearth. Double glazed window to front elevation and radiator.

Dining Room 14'9" x 11'5" (4.5 x 3.5)



A light and airy dining room adjoining the kitchen with double glazed window to rear elevation, creating a lovely space for entertaining family & friends. Feature French doors opening to the lounge and a window and door to the breakfast kitchen. York stone fireplace and radiator.

Kitchen 16'6" x 9'11" (max) (5.04 x 3.04 (max) )

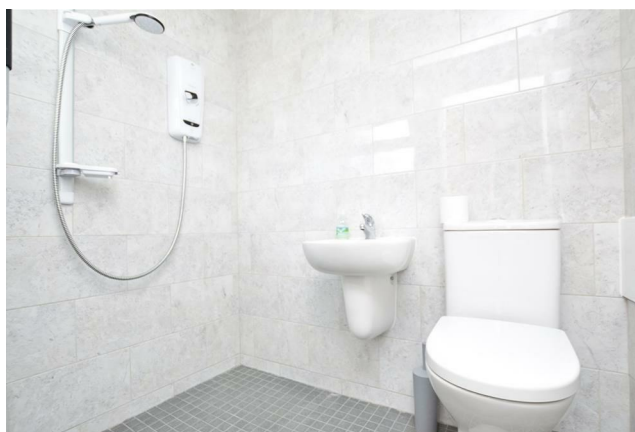


The breakfast kitchen has a range of fitted units to base and walls with complimentary work surface and upstands. Built in oven with electric hob above. Stainless steel sink with drainer and mixer tap. Door to lobby.

### Rear Lobby

Door to rear garden and access to the wet room.

Wet Room 5'11" x 4'10" (1.82 x 1.49)



Fully tiled wet room with electric shower, low level W.C., vanity wash basin and radiator.

### Gardens



To the front of the property is mature hedging providing a degree of privacy, attractive shrubbery and decorative pebbles with a wrought iron gate opening to a walkway leading to the front entrance door.

The rear garden has a paved patio, ideal for dining "al fresco" and paved walkways taking your round the garden with mature trees, shrubbery and timber fencing to boundaries.

Bedroom One 11'1" x 11'7" (3.38 x 3.54)



A double bedroom with radiator and window to front elevation.

Bedroom Two 13'1" x 11'5" (4.0 x 3.5)



A double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Bedroom Three 8'0" x 8'9" (2.45 x 2.68)



With double glazed window and radiator.

Bathroom 7'8" x 4'4" (2.34 x 1.33)



Three piece suite to include: panelled bath, low level W.C. and pedestal wash basin. Window to front elevation and radiator.

EPC Rating  
EPC rating D

Council Tax Band  
Hull City Council Tax Band B

Tenure  
Tenure 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.

#### 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 Tiled Roof  
Conservation Area - Garden Village Conservation Area

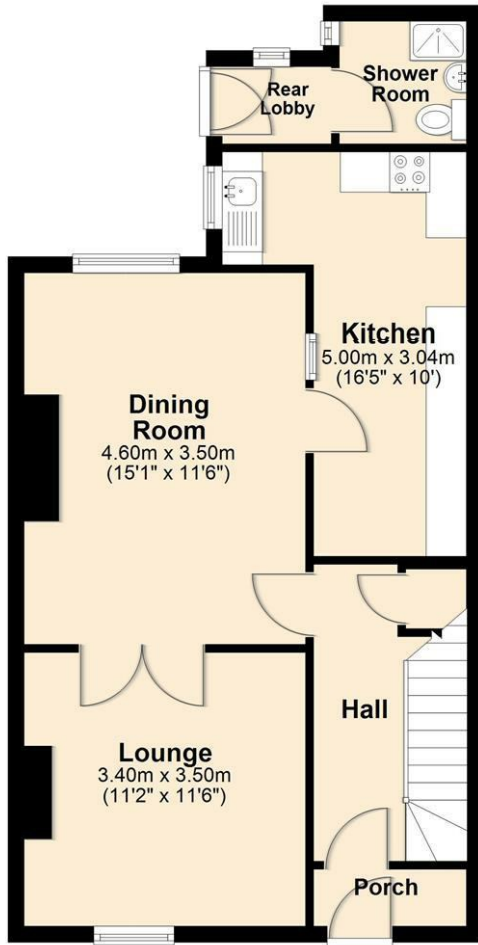
Flood Risk - Very Low  
Mobile Coverage/Signal - EE & Vodafone Okay/  
Three and O2 Good  
Broadband - Basic 20 Mbps / Ultrafast 1000Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

**Whitakers Estate Agent Declaration:**

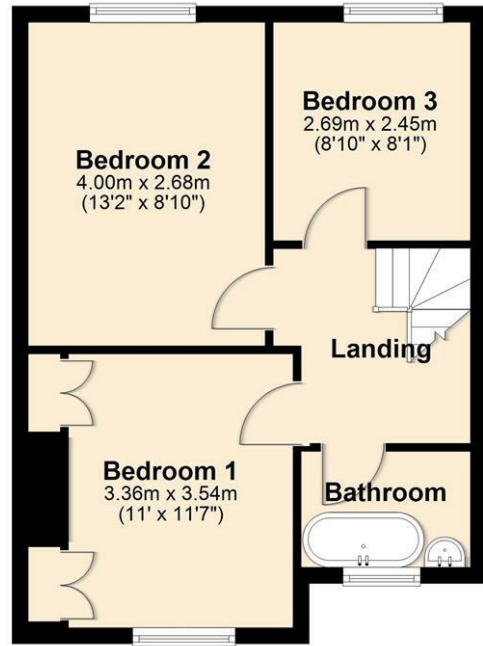
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

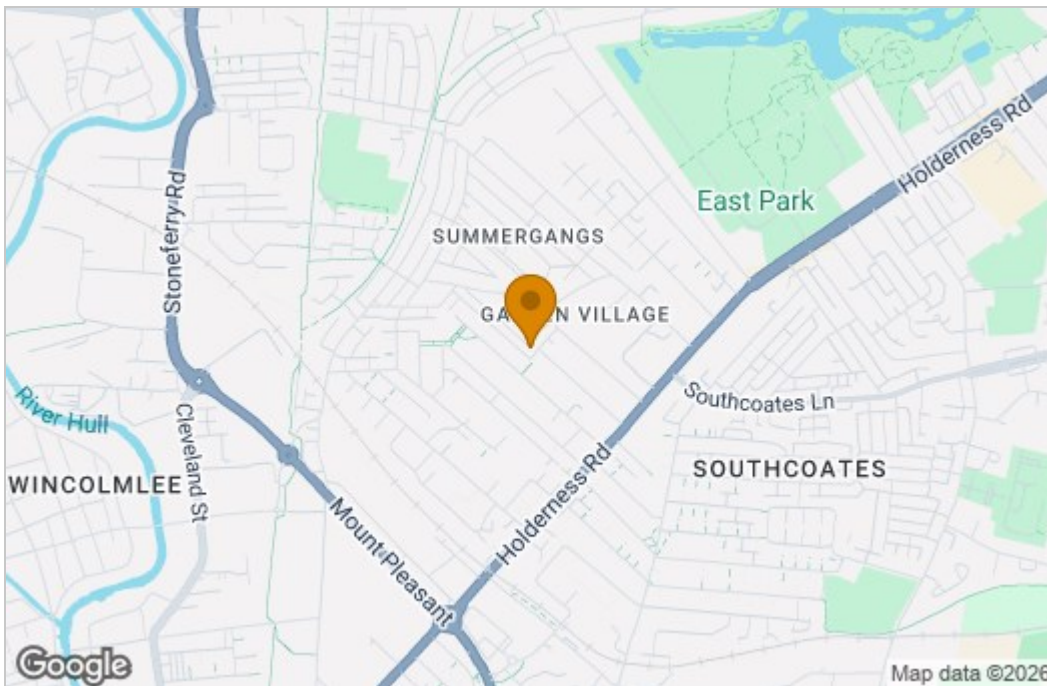
## Ground Floor



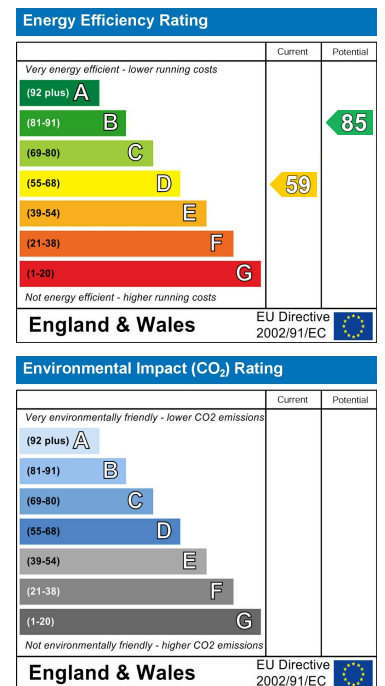
## First Floor



## 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.