

Whitakers

Estate Agents



49 Princes Avenue, Hull, HU12 8DQ

£195,000

Welcome to this charming and well-presented home, ideally positioned in a sought-after residential area of Hedon. Offering a wonderful blend of comfort and practicality, the property is perfectly suited to growing families. With its inviting interior, well-proportioned living spaces, and convenient access to local amenities, this home provides an excellent opportunity to enjoy modern living in a popular and well-connected location.

Upon entering, the resident is greeted by a welcoming entrance lobby that opens into the spacious lounge, and follows to the fitted kitchen / dining room. A fixed staircase ascends to the first floor landing which incorporates useful storage, and leads to two double bedrooms, a good third bedroom with an over stairs storage cupboard, and a bathroom furnished with a modern three-piece suite.

Externally to the front aspect, there is a lawned forecourt with fencing to the surround. A pathway leads to the front door, and a shared side passage to the rear. The generously sized rear garden is mainly laid to lawn, and complimented with a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and space belonging to the property which the resident can use to park a vehicle.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned forecourt with fencing to the surround. A pathway leads to the front door, and a shared side passage to the rear.

Ground floor

Hall

Composite double glazed entrance door with side window, central heating radiator, and laminate flooring. Leading to :

Lounge 12'9" x 14'5" maximum (3.91 x 4.41 maximum)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 8'5" x 17'8" (2.58 x 5.41)



Composite double glazed door with side window, UPVC double glazed window, central heating

radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven and hob with extractor hood above.

First floor

Landing



With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'11" x 11'9" (3.65 x 3.60)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 9'9" x 11'8" (2.99 x 3.58)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 8'7" x 9'4" (2.64 x 2.85)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



The generously sized rear garden is mainly laid to lawn, and complimented with a patio seating area.

Off-street parking

A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and space belonging to the property which the resident can use to park a vehicle.

Aerial view of the property

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - PRE034049000

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 20 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 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.

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.

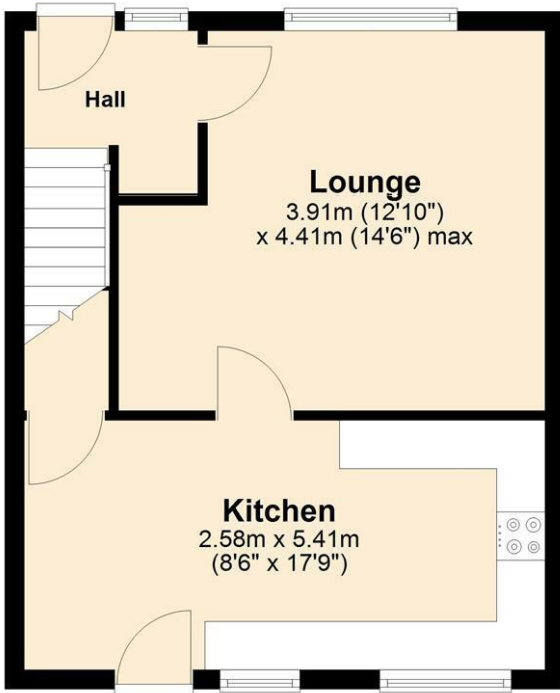
Whitakers Estate Agent Declaration

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Floor Plan

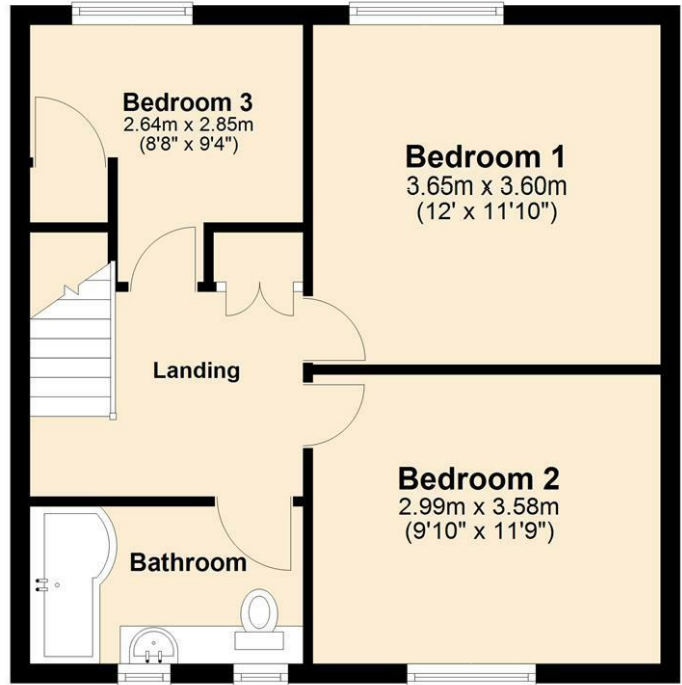
Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



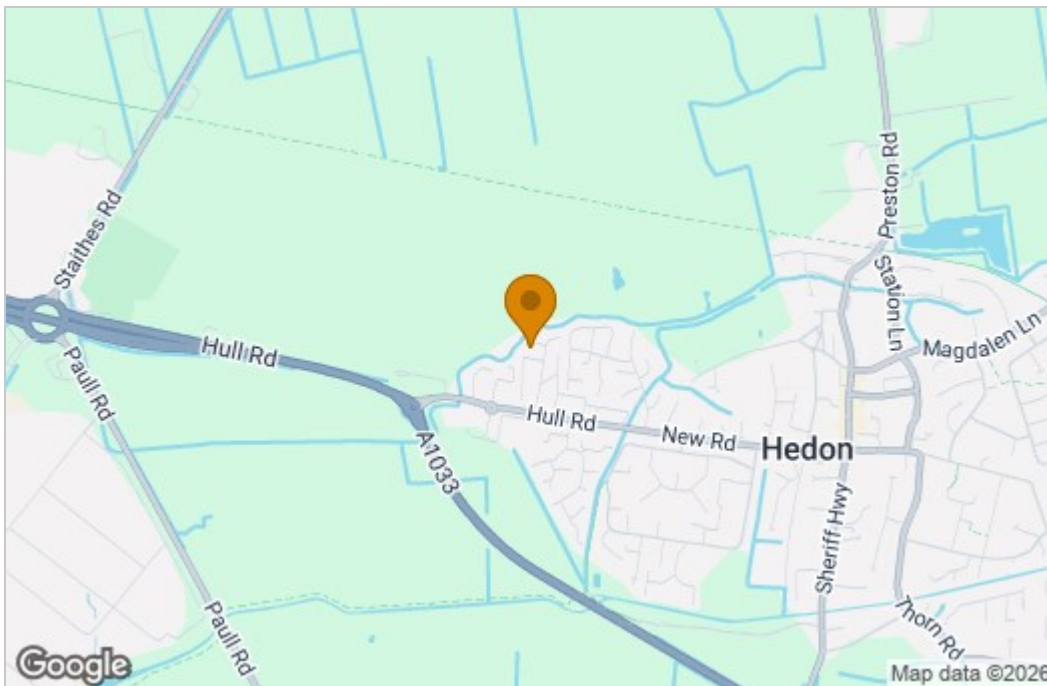
First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)

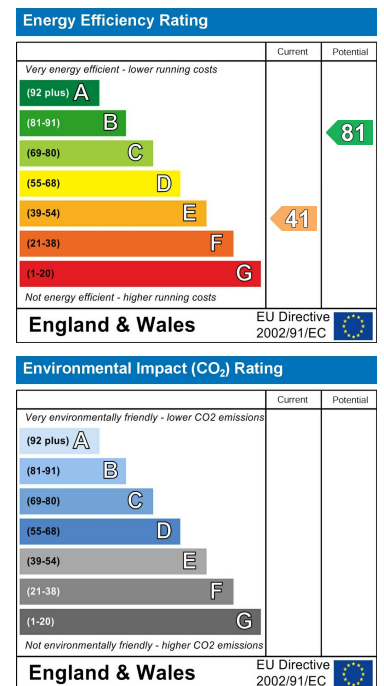


Total area: approx. 78.8 sq. metres (848.1 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.