Whitakers
Estate Agents









1 Clifford Avenue, Hull, HU8 0LU

Offers Around £150,000

THIS SPACIOUS 3 BEDROOM END TERRACED PROPERTY OFFERING AMAZING POTENTIAL IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Whilst in need of a full programme of modernisation and refurbishment, the property is situated in a most popular and sought after location, ideally placed for highly regarded Primary and Secondary schools!

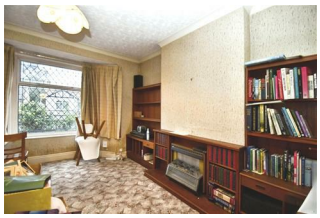
Occupying an enviable plot, the property briefly comprises; entrance hallway, spacious through lounge/dining room, kitchen and rear lobby with pantry, store and downstairs wc whilst to the first floor there are 3 generous bedrooms and a bathroom. Externally the property offers off road parking to the front whilst to the rear is a spacious garden with potential for extension (subject to permissions).

Offering an outstanding opportunity for the discerning buyer to really put their own stamp on a spacious property in a most sought after area, early viewing is recommended!

The Accommodation Comprises

Entrance Hallway
Timber door into entrance hallway

Lounge 15' max x 12' (4.57m max x 3.66m)




Lounge featuring uPVC bay window to front aspect, gas fire and central heating radiator, opens through into dining room.

Dining Room 12'6 x 12 (3.81m x 3.66m)
With uPVC window to rear gas fire, central heating radiator and under stair storage.

Kitchen 9'6 x 9'4 (2.90m x 2.84m)




Fitted wall and base units with contrasting work surfaces, ceramic hob and mid level electric double oven. Stainless steel sink/drainer, plumbing for automatic washing machine, uPVC window to side aspect and door into....

Rear Lobby 12'6 x 9'4 (3.81m x 2.84m)



With pantry cupboard, store room and downstairs wc, door to rear garden and uPVC windows to side and rear.

First Floor Landing



Stairs from entrance hallway to first floor landing with loft access hatch.

Bedroom One 12'6 x 15'6 (3.81m x 4.72m)




uPVC window to front aspect, central heating radiator and fitted wardrobes.

Bedroom Two 12'6 x 9'10 (3.81m x 3.00m)



uPVC window to rear aspect, central heating radiator and fitted furniture.

Bedroom Three 9' x 9'6 (2.74m x 2.90m)
uPVC window to rear aspect and central heating radiator.

Family Bathroom 6'5 x 6'3 (1.96m x 1.91m)



Bath with mixer shower attachment, low flush wc and hand wash basin with central heating radiator and uPVC window to side aspect.

Outside





The front of the property is block paved to provide off road parking whilst the side gate gives access to the spacious mature rear garden with lawn and paved patio seating.

Tenure
The property is Freehold

Council Tax
Council Tax band B
Hull City Council

EPC
Awaited

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/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 8 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.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer

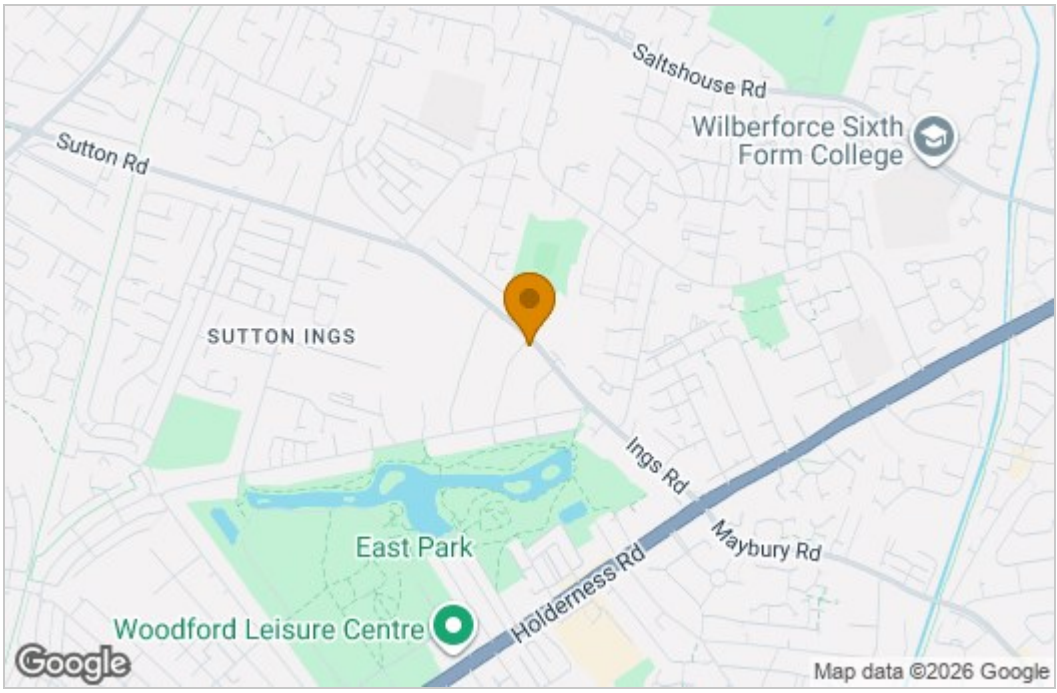
or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

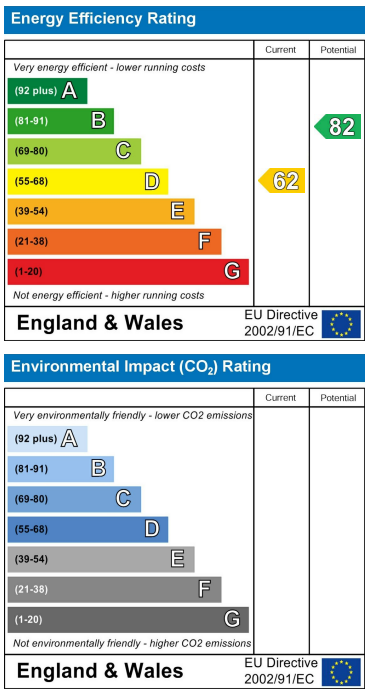
Floor Plan



Area Map



Energy Efficiency Graph



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