

Whitakers

Estate Agents



257 National Avenue, Hull, HU5 4JB

£134,995

**** NO ONWAD CHAIN ****

A great opportunity for first-time buyers / young families and investors, this traditional end-terrace property is ideally situated within easy reach of a range of local amenities, and transport links that provide multiple routes to the Hull city centre.

To access the property, the resident enters through a porch that opens directly into the bay fronted lounge. The ground floor layout then comprises an extended dining room, and fitted kitchen.

Upstairs, there are two double bedrooms, and a shower room.

Externally to the front approach, there is a gravelled garden an EV charging point and the kerb lowered to accommodate off-street parking. The enclosed rear garden is partly laid to lawn with faux grass, and complimented with a gravelled seating area with raised borders. The residence also benefits from having external tap and power plus a store.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Ground floor

Porch

UPVC double glazed French doors, and windows. Opening to :

Lounge 13'9" x 15'2" (4.21 x 4.63)



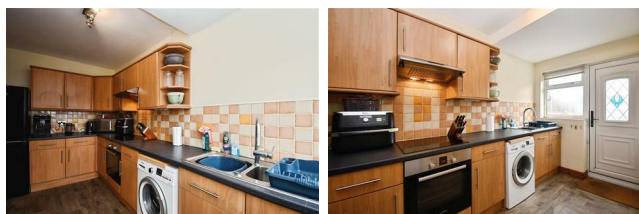
UPVC double glazed door and windows, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Dining room 12'9" x 8'7" (3.91 x 2.63)



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

Kitchen 12'9" x 7'3" (3.91 x 2.22)



UPVC double glazed door and window, 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 with hob and extractor hood above.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 10'1" x 15'2" (3.09 x 4.63)



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

Bedroom two 9'11" x 8'9" (3.04 x 2.69)



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

Shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external



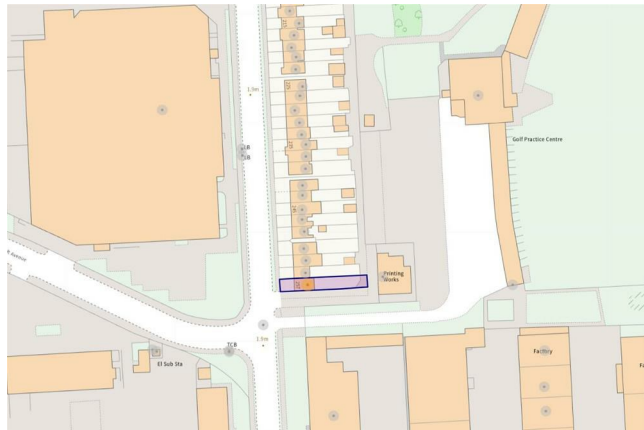
The enclosed rear garden is partly laid to lawn with faux grass, and complimented with a gravelled seating area with raised borders. The residence also benefits from having external tap and power plus a store.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070236025709

Council Tax band - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

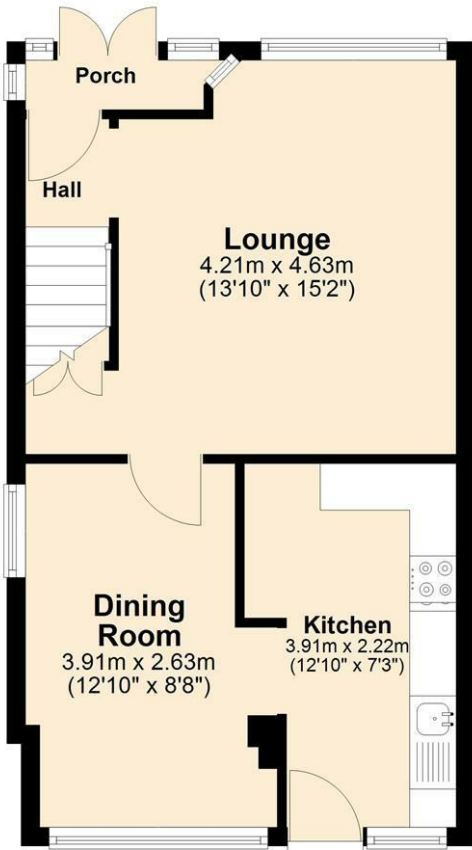
Whitakers Estate Agent Declaration

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

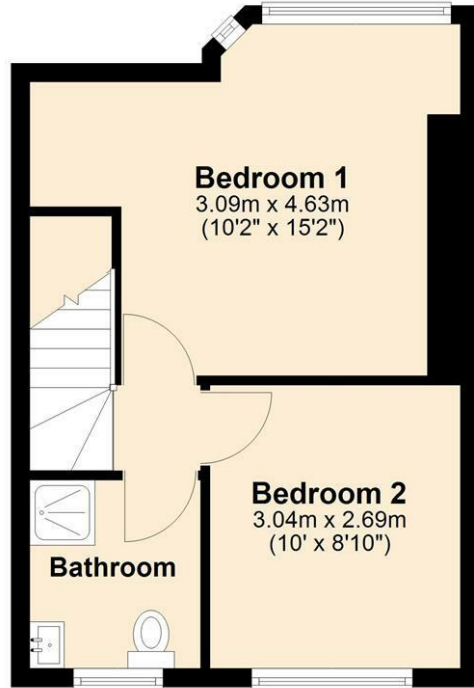
Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



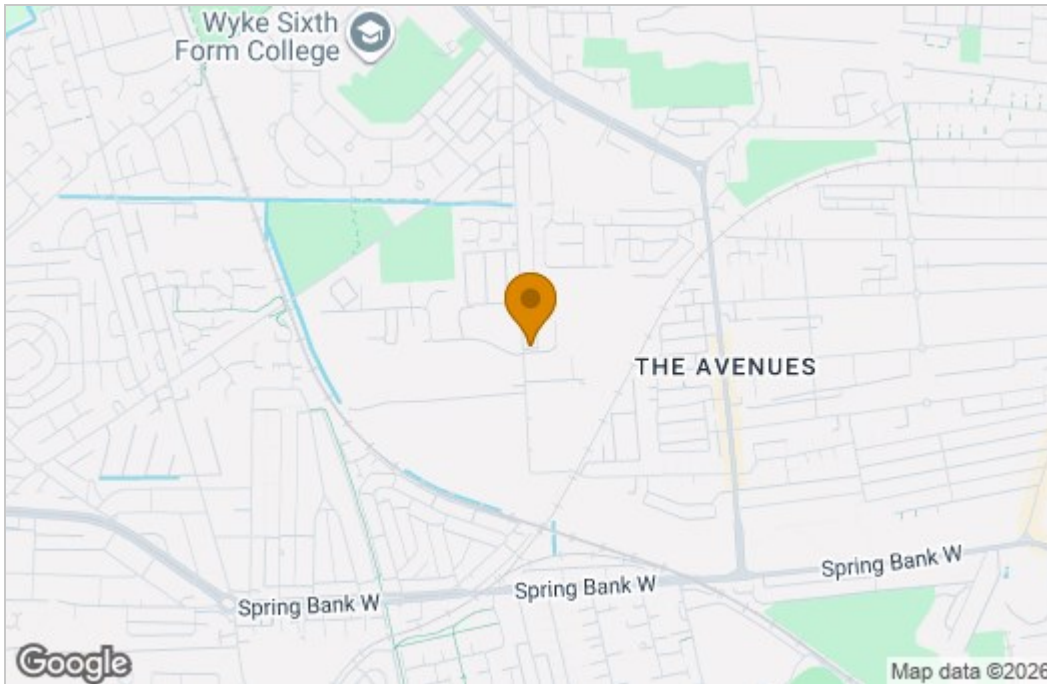
First Floor

Approx. 30.6 sq. metres (329.4 sq. feet)

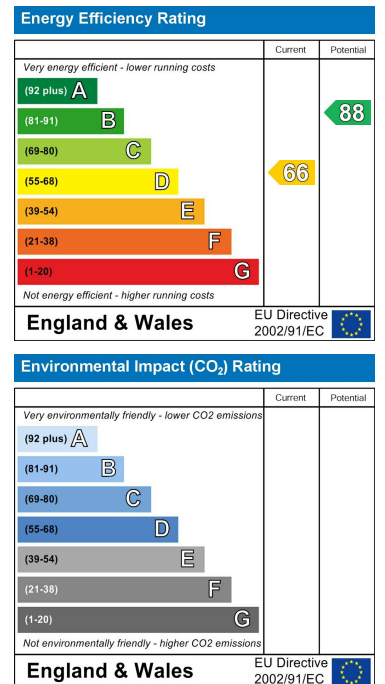


Total area: approx. 68.5 sq. metres (737.1 sq. feet)

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.