Whitakers
Estate Agents









28 Windle Avenue, Hull, HU6 7EE

Offers In The Region Of £69,995

SITUATED TO THE NORTH OF THE CITY WITH GOOD ACCESS TO BOTH THE HULL CITY CENTRE AND THE HISTORIC TOWN OF BEVERLEY, THIS VERSATILE GROUND FLOOR APARTMENT LENDS ITSSELF IDEALLY TO THE FIRST TIME BUYER, THE DISCERNING INVESTOR WITH AN EYE ON THE LUCRATIVE LETTINGS MARKET AND THE BUSY PROFESSIONAL.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED KITCHEN WITH BUILT IN APPLIANCES, AN INNER HALL TO A BEDROOM OF GOOD PROPORTION AND A BATHROOM. SET WITHIN A PLEASANT FRONT GARDEN AND HAVING THE BENEFIT OF A SINGLE GARAGE, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND APPOINTMENTS TO VIEW ARE WELCOME.

Entrance Hall
Giving access to :

Lounge 15'3" x 10'0" (4.67 x 3.05)




Window to the front aspect, wall mounted electric fire and a radiator.

Fitted Kitchen 8'8" x 5'6" (2.65 x 1.69)





Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. window to the front aspect. Partially tiled walls, plumbing for an automatic washing machine, w ehave been advised that the automatic washing machine is included and integarted appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy.

Inner Hallway
Giving access to :

Bedroom 11'0" x 12'3" (3.36 x 3.74)





Window to the rear aspect, fitted wardrobes, over head cupboards and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc.

There is a plumbed shower unit over the bath, extractor fan, partially tiled walls, a built in storage cupboard and a radiator.

Garden
To the front of the property is a garden of good proportion.

Single Garage




Accessible to the side of the property within a battery.

Council Tax
Hull CIty Council - band A

Tenure
This property is Leasehold
The lease has 90 years remaining
Lease commenced 26/01/2016
Lease ends 27/01/2116
100 years from and including 27 January 2016

There is no service charge, annual ground rent £460 per year

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.

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.

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 a tiled roof
Conservation Area - No
Flood Risk -Low
Mobile Coverage/Signal -EE, Vodafone, O2 and Three
Broadband - Basic 18 Mbps Ultrasfast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:

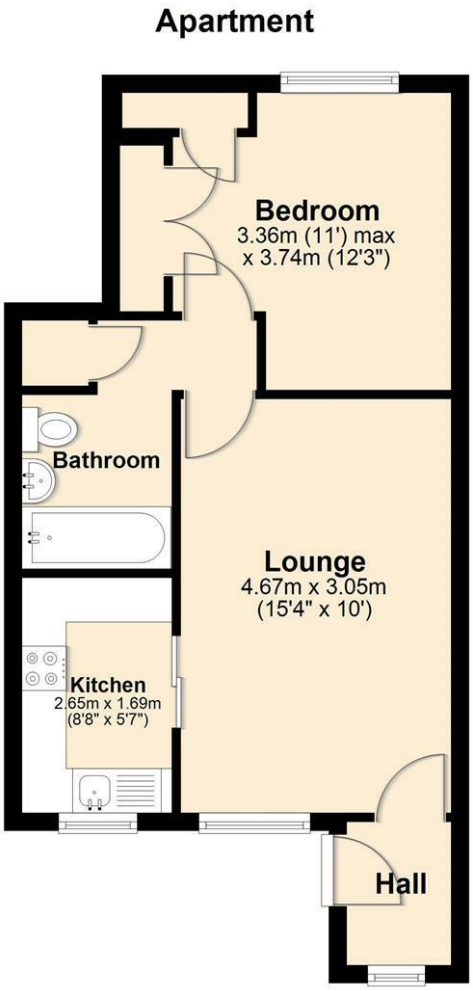
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Offering on a property

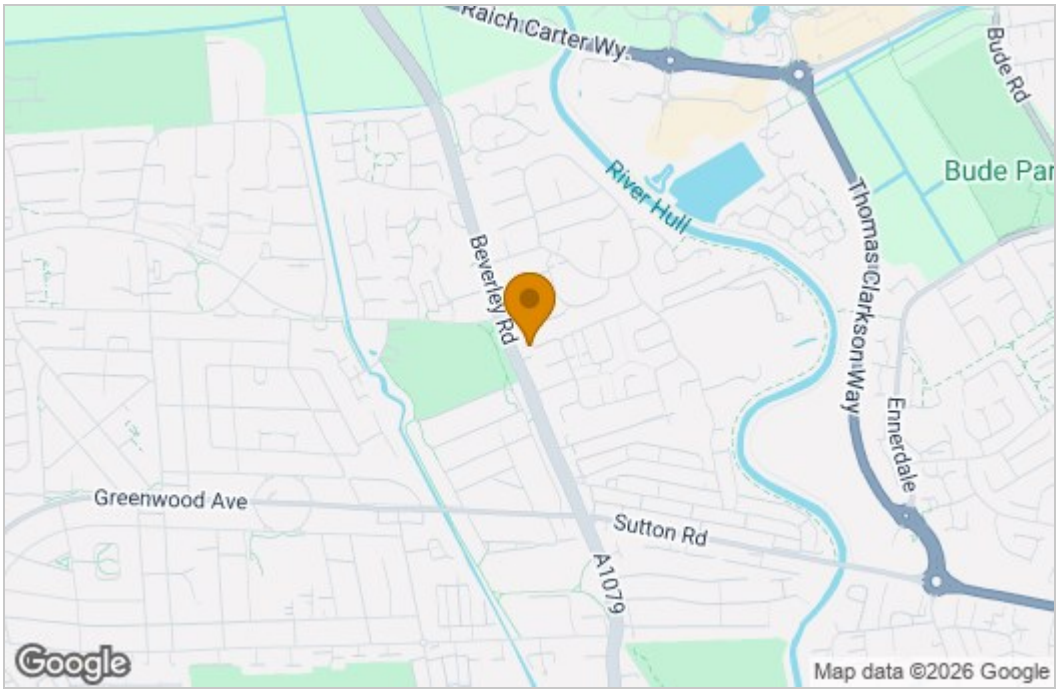
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

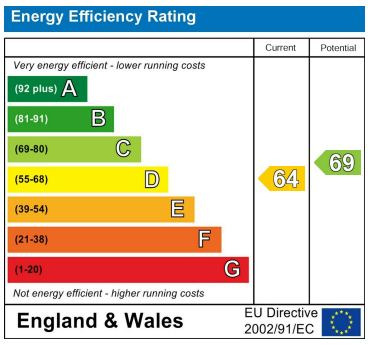
Floor Plan

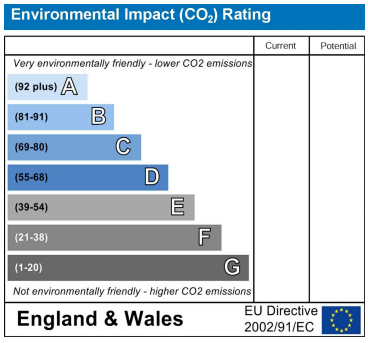


Area Map



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

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