

Whitakers

Estate Agents



45 Stocksbridge Avenue, Hull, HU9 5DA

£105,000

Situated on this popular family-friendly development to the east of the city, this modern-style end house is sure to appeal to first-time buyers looking for a home with excellent outdoor space and a convenient location.

The property briefly comprises an entrance hall, comfortable lounge, fitted dining kitchen, two well-proportioned bedrooms and a modern shower room. Further benefits include gas central heating to radiators and double glazing throughout.

Occupying a generous enclosed plot, the standout feature is the superb outdoor space, ideal for families, entertaining or simply enjoying the garden. The property also benefits from a driveway leading to a garage.

Ideally positioned close to the local park and playing fields, and within easy walking distance of nearby shops and amenities, this is a home that combines comfort, convenience and lifestyle. Internal inspection is highly recommended.

Entrance Hall

With staircase off and a radiator

Lounge

Window to the front aspect and an Adam style fire surround and a radiator

Dining Kitchen

A range of fitted floor and wall cupboards with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows and door to the rear aspect, plumbing for an automatic washing machine, a radiator and a useful under stairs storage cupboard

Landing

With a built in storage cupboard and giving access to:

Bedroom One

Window to the front aspect, a radiator and built in wardrobes with mirror fronted sliding doors.

Bedroom Two

Window to the rear aspect, a radiator and a built in cupboard.

Shower Room

An electric shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Tiled walls and spotlights to the ceiling.

Gardens

The property occupies a generous enclosed corner plot with privacy provided by a brick wall and timber fencing

Garage

To the rear of the property and accessed by a driveway and double gates

Council Tax

Hull City Council - band A

Tenure

This property 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 - No

Flood Risk -Low

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

Broadband - Basic 5 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.

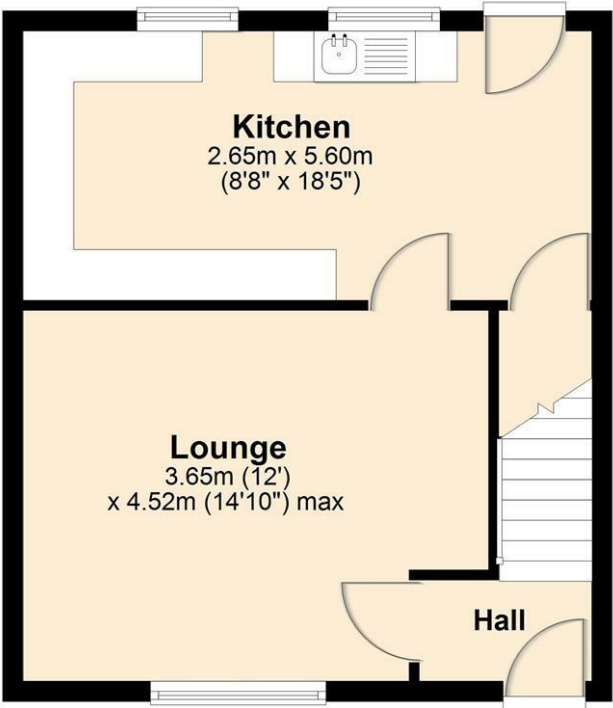
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

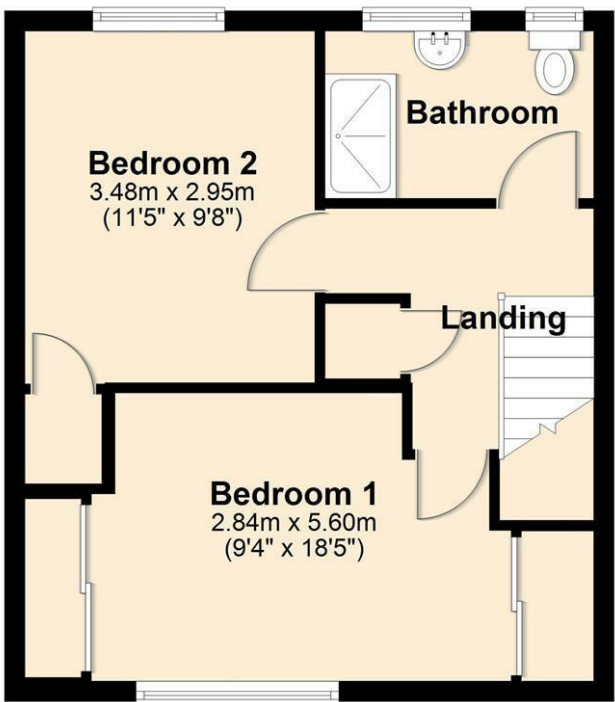
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

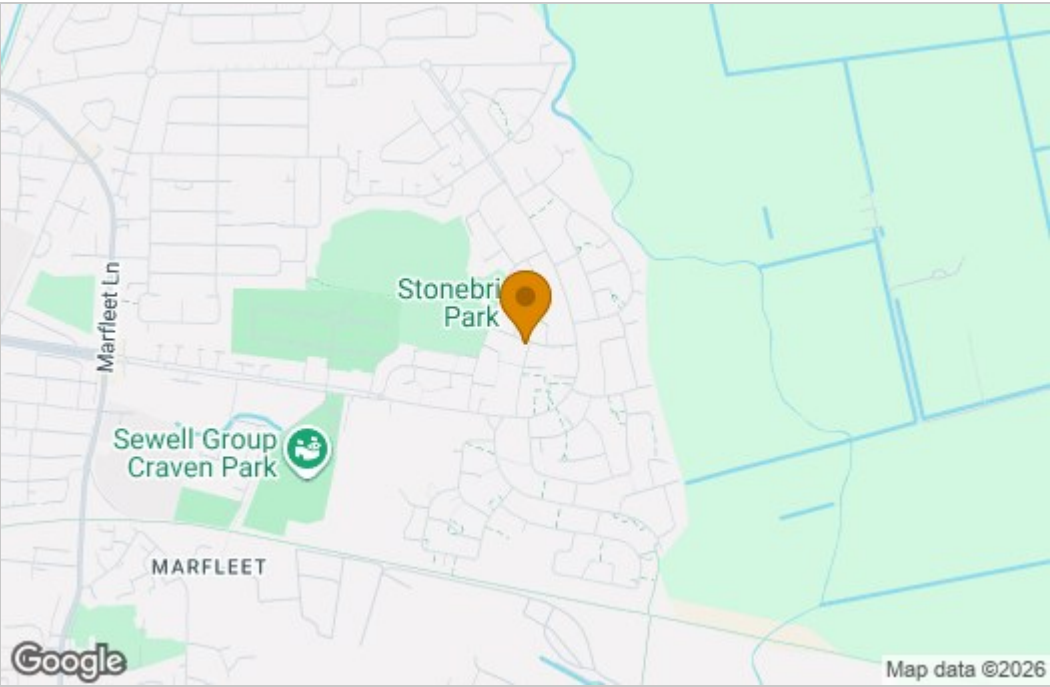
Ground Floor



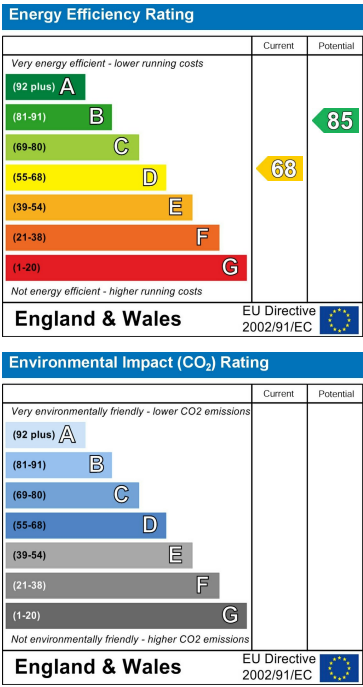
First Floor



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