

# Whitakers

Estate Agents



**53 Wexford Avenue, Hull, HU9 5EH**

**Asking Price £115,000**

SITUATED ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY AND OFFERING A GOOD OPPORTUNITY FOR THE FIRST TIME BUYER OR THE PURCHASER LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM, THIS MODERN STYLE END TERRACE HOUSE TICKS THE BOXES.

BRIEFLY COMPRISING ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

WITH PLENTY OF OFF STREET CAR PARKING AMENITIES AND AN ENCLOSED REAR GARDEN, THE PROPERTY IS A SHORT WALK AWAY FROM LOCAL SHOPPING, TRANSPORT AND EDUCATIONAL FACILITIES AND ENQUIRIES IN ORDER TO VIEW ARE WELCOME.

### Entrance Hall

Laminate flooring, staircase off and a radiator.

### Lounge



Window to the front aspect, laminate flooring continues, a radiator and a useful under stairs storage cupboard.

### Fitted Dining Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and an inset stainless steel sink unit with monobloc tap. Window to the rear aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy.

### Bedroom One



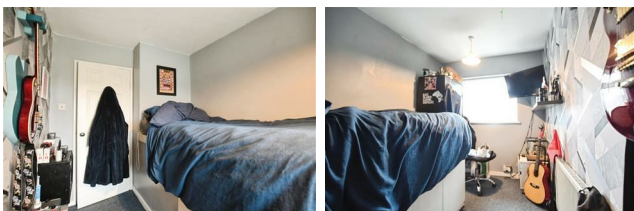
Window to the front aspect, fitted wardrobe and a radiator.

### Bedroom Two



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

### Bedroom Three



Window to the rear aspect and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and floor, spotlights to the ceiling, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

### Outside



To the front of the property is a dropped kerbside allowing access for vehicles to a side driveway and the front garden. To the rear is an enclosed garden of good proportion and there is a brick built storage shed.

### 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 a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 3 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

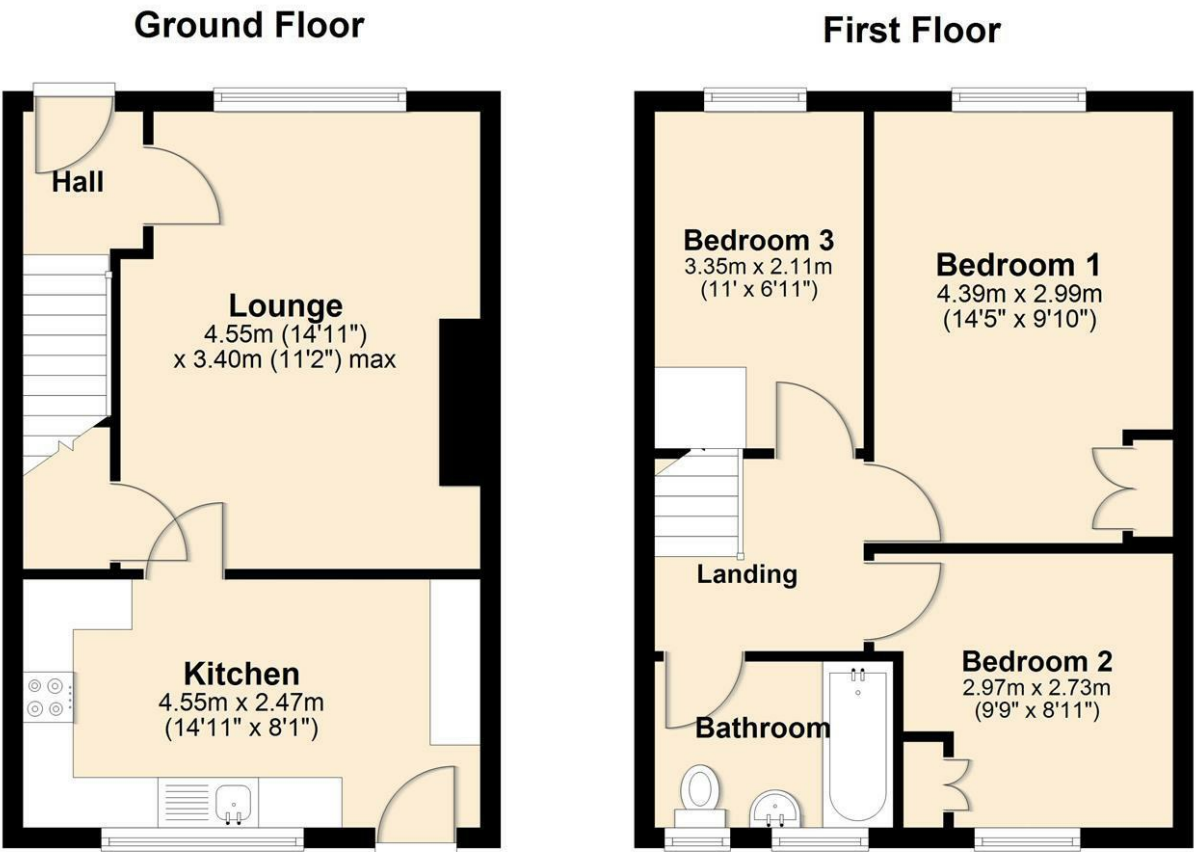
Coalfield or Mining Area -No

Planning -No

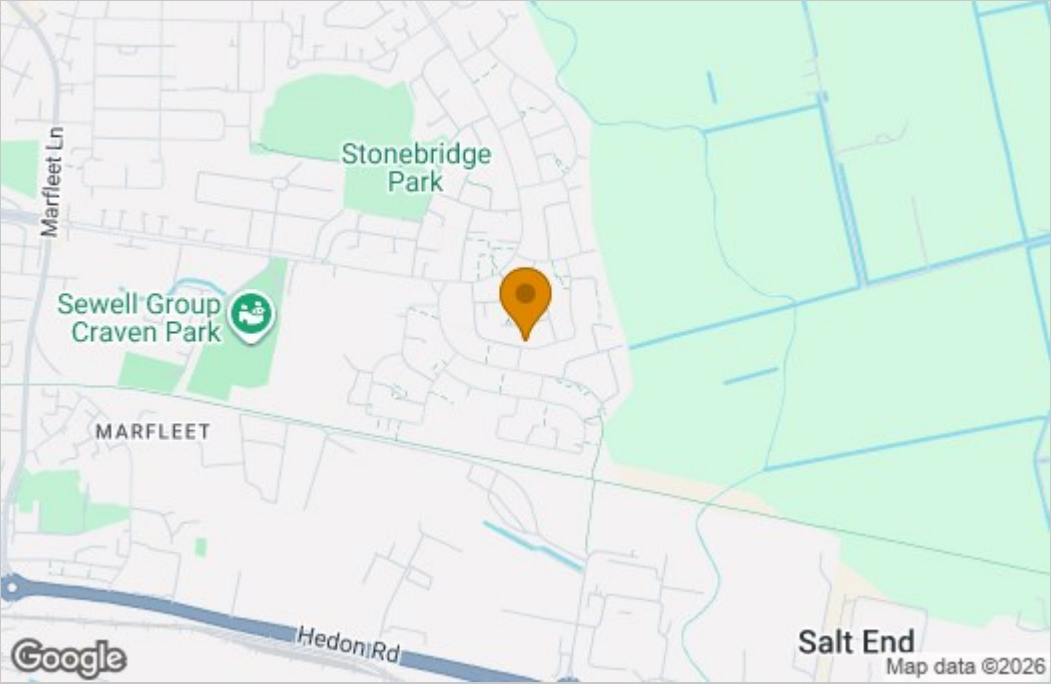
**Whitakers Estate Agent Declaration:**

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.

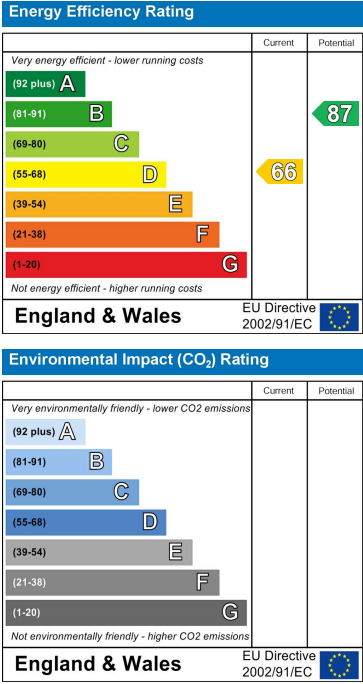
Floor Plan



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.