

Whitakers

Estate Agents



127 Wexford Avenue, Hull, HU9 5DP

£125,000

SITUATED ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY AND ENJOYING A CORNER PLOT, THIS MODERN STYLE END TERRACE HOUSE IS AN IDEAL OPPORTUNITY FOR THE FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

BRIEFLY AFFORDING ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED KITCHEN, THREE BEDROOMS OF GOOD PROPORTION AND A BATHROOM, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING WITH ENCLOSED GARDENS.

JUST A STROLL AWAY FROM LOCAL SHOPS, EDUCATIONAL AND TRANSPORT AMENITIES, INTERNAL INSPECTION IS RECOMMENDED AND APPOINTMENTS TO VIEW ARE INVITED.

Entrance Hall,



With staircase off and a radiator.

Cloak Room

A low level wc unit and a radiator.

Lounge



Bow window to the front aspect and a radiator, fully carpeted

Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit with monobloc tap.. Windows to two aspects allowing plenty of natural light, access to the rear garden and integrated appliances include an electric oven, electric hob and an over head extractor canopy.

Landing



Window to the side aspect.

Bedroom One



Window to the front aspect and a radiator, fully carpeted

Bedroom Two



Window to the rear aspect and a radiator, fully carpeted

Bedroom Three



Windows to two aspects, again allowing plenty of natural light and there is a radiator, fully carpeted

Bathroom



A white suite to comprise panelled shower bath, wash hand basin and a low level wc unit within a vanity unit and there is a plumbed shower unit over the bath with a glazed shower screen to the bath side. Partially tiled walls and a chrome heated towel rail.

Gardens

Coalfield or Mining Area -No
Planning -No



There are gardens to the front and side of the property with a wrought iron fence to the perimeter and to the rear is an enclosed garden of good proportion.

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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

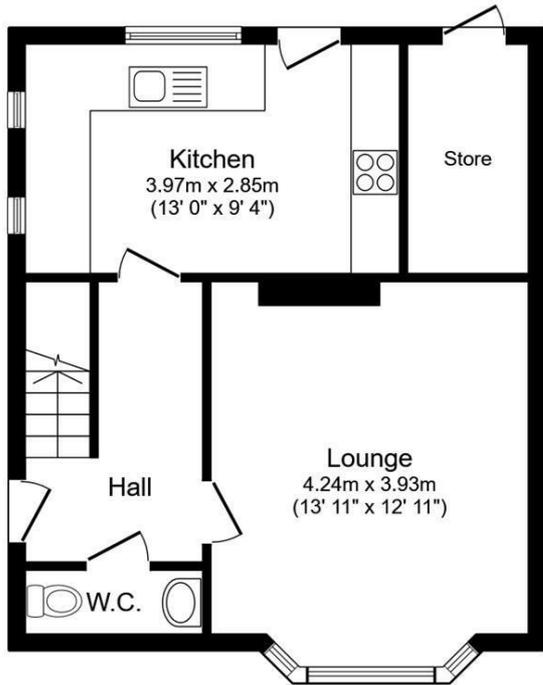
Flood Risk -Very low

Mobile Coverage/Signal -Yes

Broadband - Yes

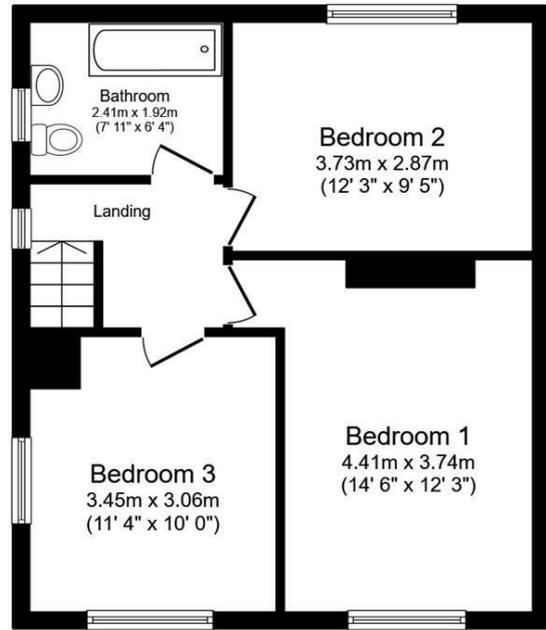
Coastal Erosion - No

Floor Plan



Ground Floor

Floor area 47.0 sq.m. (505 sq.ft.)



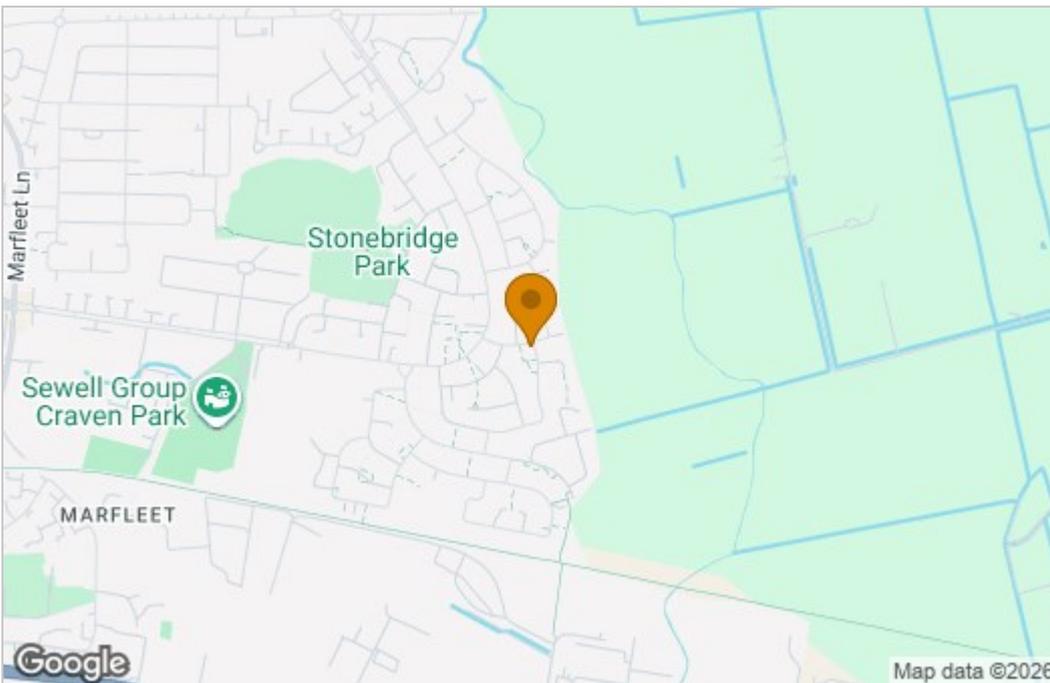
First Floor

Floor area 46.1 sq.m. (496 sq.ft.)

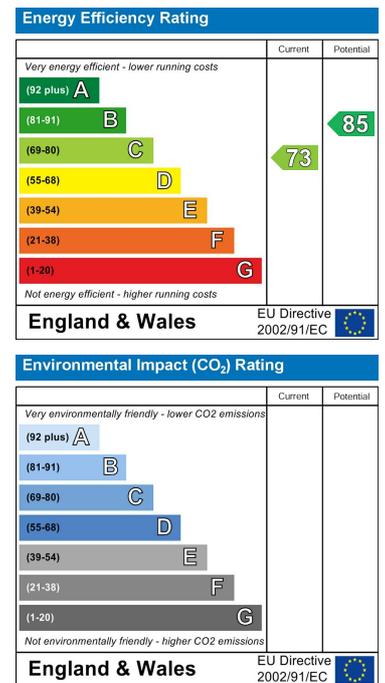
Total floor area: 93.0 sq.m. (1,001 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.