

Whitakers

Estate Agents



30 Bernadette Avenue, Hull, HU4 7PS

£186,000

Whitakers Estate Agents are pleased to introduce this neatly-presented traditional property which has been extended to create ample living space for a growing family wanting to reside within close proximity to Anlaby High Road's range of conveniences.

Externally there is an enclosed gravelled forecourt with a path leading to the front door.

Upon entering, the resident is greeted by a welcoming entrance hall that leads to the open plan lounge / dining room, and fitted kitchen.

A fixed staircase ascends to the first floor which boasts a bay fronted master bedroom, second double bedroom with built-in storage, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the dining room open to the rear garden which is mainly laid to lawn, and complimented with a patio seating area.

A path leads to a gate in the boundary fencing that opens to the vehicle accessible ten-foot, and detached garage that can house a vehicle.

The accommodation comprises

Front external



Externally there is an enclosed gravelled forecourt with a path leading to the front door.

Ground floor

Hallway

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

Open plan lounge / dining room



Lounge 12'8" x 11'1" (3.88 x 3.38)



UPVC double glazed bay window, central heating radiator, and laminate flooring.

Dining room 10'8" x 10'6" maximum (3.27 x 3.21 maximum)



UPVC double glazed French doors with side windows, fireplace with marbled inset / hearth and surround, and laminate flooring.

Kitchen 15'5" x 5'9" (4.71 x 1.76)



UPVC double glazed door and windows, central heating radiator, laminate flooring, and furnished with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and wine-cooler.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 13'1" x 10'10" (4.00 x 3.31)



UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards, and carpeted flooring.

Bedroom two 10'9" x 10'6" (3.29 x 3.21)



UPVC double glazed window, central heating radiator, built-in storage cupboard and wardrobe, and carpeted flooring.

Bedroom three 7'4" x 5'8" (2.26 x 1.75)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with panelling to splashback areas and Lino flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining room open to the rear garden which is mainly laid to lawn, and complimented with a patio seating area. The residence also benefits from having an outside tap.

Car parking

A path leads to a gate in the boundary fencing that opens to the vehicle accessible ten-foot, and detached garage that can house a vehicle.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL016030000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

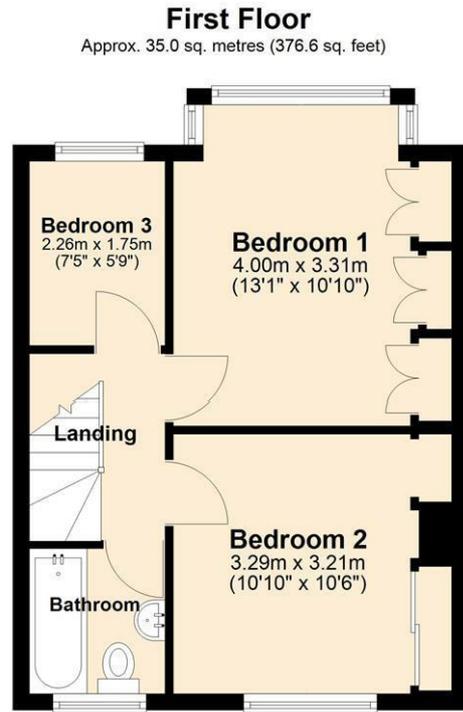
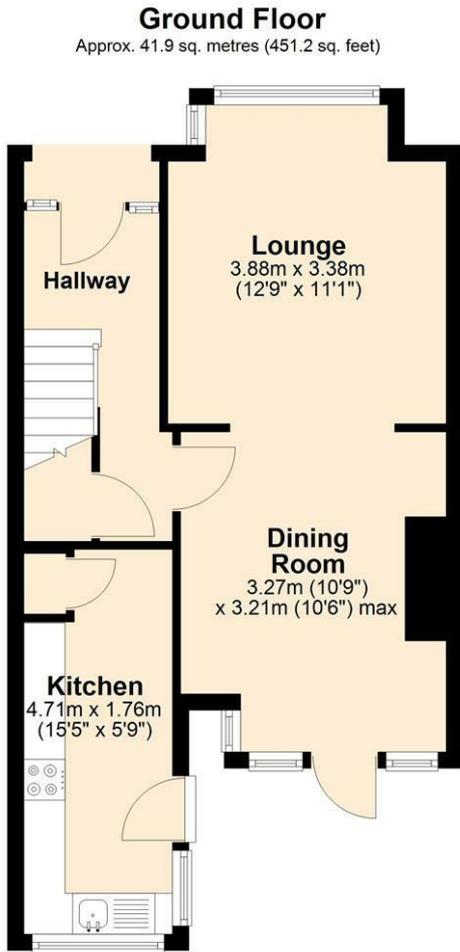
Free Market Appraisals / Valuations

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

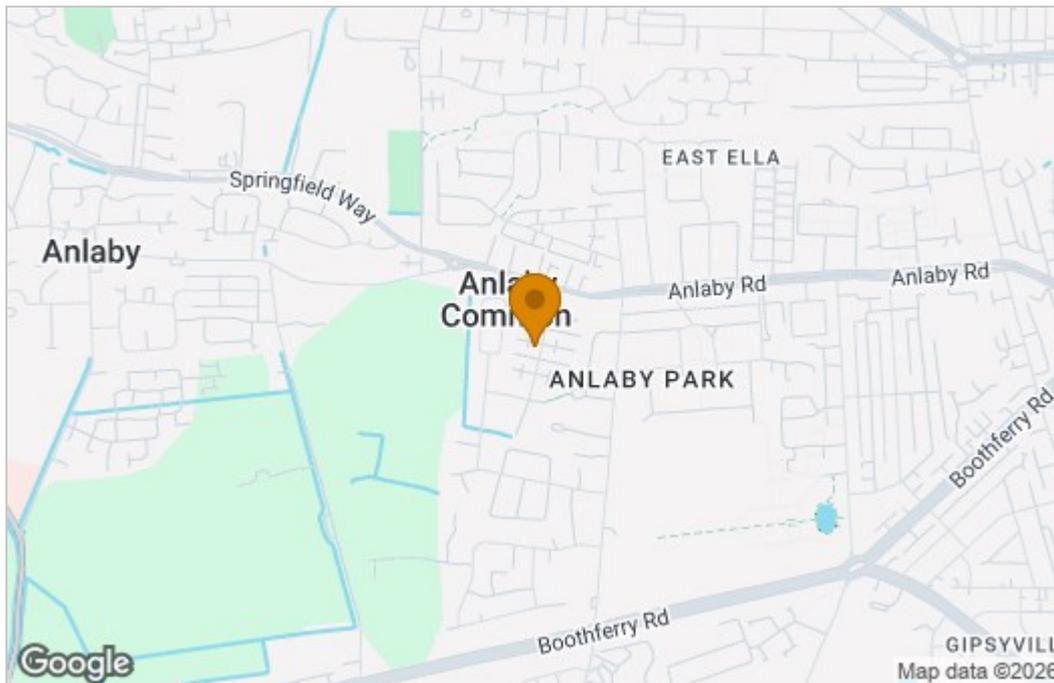
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Floor Plan

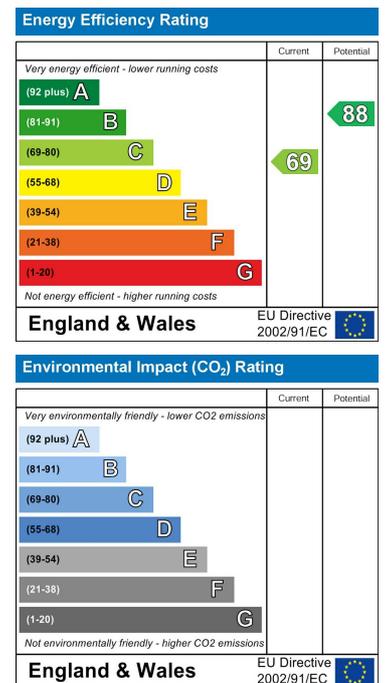


Total area: approx. 76.9 sq. metres (827.8 sq. feet)

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.