

Park Row

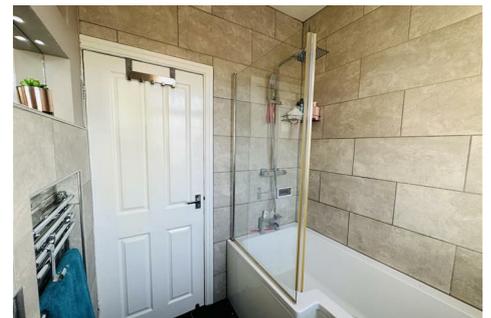


Bernadette Avenue, Hull, HU4 7PZ

Offers Over £200,000



**** EXTENDED ** LOUNGE DINER **** Situated in the Tranby area of Hull, this end terrace property briefly comprises: Porch, Lounge Diner and Kitchen. To the first floor are three Bedrooms and family Bathroom. The second floor benefits from a Loft Room. Externally to the front is off street parking with a fully enclosed rear garden and garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**













PROPERTY OVERVIEW

Nestled on the charming Bernadette Avenue in Hull, this delightful end-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and a versatile loft room, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a porch that leads into a spacious lounge diner, featuring a lovely square bay window that fills the room with natural light. This inviting space is perfect for both relaxation and entertaining. The modern fitted breakfast kitchen is a highlight, with ample storage, making it a joy to prepare meals.

The patio doors from the kitchen open up to a rear garden, providing outdoor space for children to play or for hosting summer gatherings. The garden is fully enclosed and mainly laid to lawn, ensuring privacy and security. Additionally, there is a detached garage at the rear, offering convenient storage or potential for a workshop.

On the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat. The family bathroom is conveniently located to serve all bedrooms. A fixed staircase leads to the loft room on the second floor, which features a Velux window, allowing for additional light and making it a perfect space for a home office, playroom, or guest accommodation.

This property combines practicality with modern living, making it a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its appealing features and convenient location, this home is not to be missed.

GROUND FLOOR ACCOMMODATION

Porch

Lounge / Diner

23'7" x 17'2" (7.19m x 5.24m)

Breakfast Kitchen

16'2" x 11'5" (4.94m x 3.49m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'3" x 10'11" (4.04m x 3.35m)

Bedroom Two

10'7" x 9'9" (3.23m x 2.98m)

Bedroom Three

7'6" x 7'0" (2.29m x 2.14m)

Bathroom

5'9" x 5'8" (1.77m x 1.74m)

SECOND FLOOR ACCOMMODATION

Loft Room

9'9" x 9'8" (2.99m x 2.97m)

EXTERNAL

Front

To the front of the property is off street parking, with an access lane to the side

Rear & Garage

The rear is fully enclosed and is mainly laid to lawn with side and rear pedestrian access gates. The detached garage is down the side of the property to the rear.

DIRECTIONS

Head towards M62 to Hull and stay on until it turns into the A63, stay on A63 until turning onto Boothferry Rd/A1105, Head towards Buttfield Rd, At Howden Spur Roundabout, take the 2nd exit onto A614, Slight left to merge onto M62 towards Hull, Continue onto A63, Use the left lane to take the A15 slip road to Beverley/A164/Humber Br, At the roundabout, take the 3rd exit onto Boothferry Rd/A15, Continue on Boothferry Rd/A1105. Drive to Bernadette Ave, where the property can be identified by our Park Row For Sale Board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Yorkshire County Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and



recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

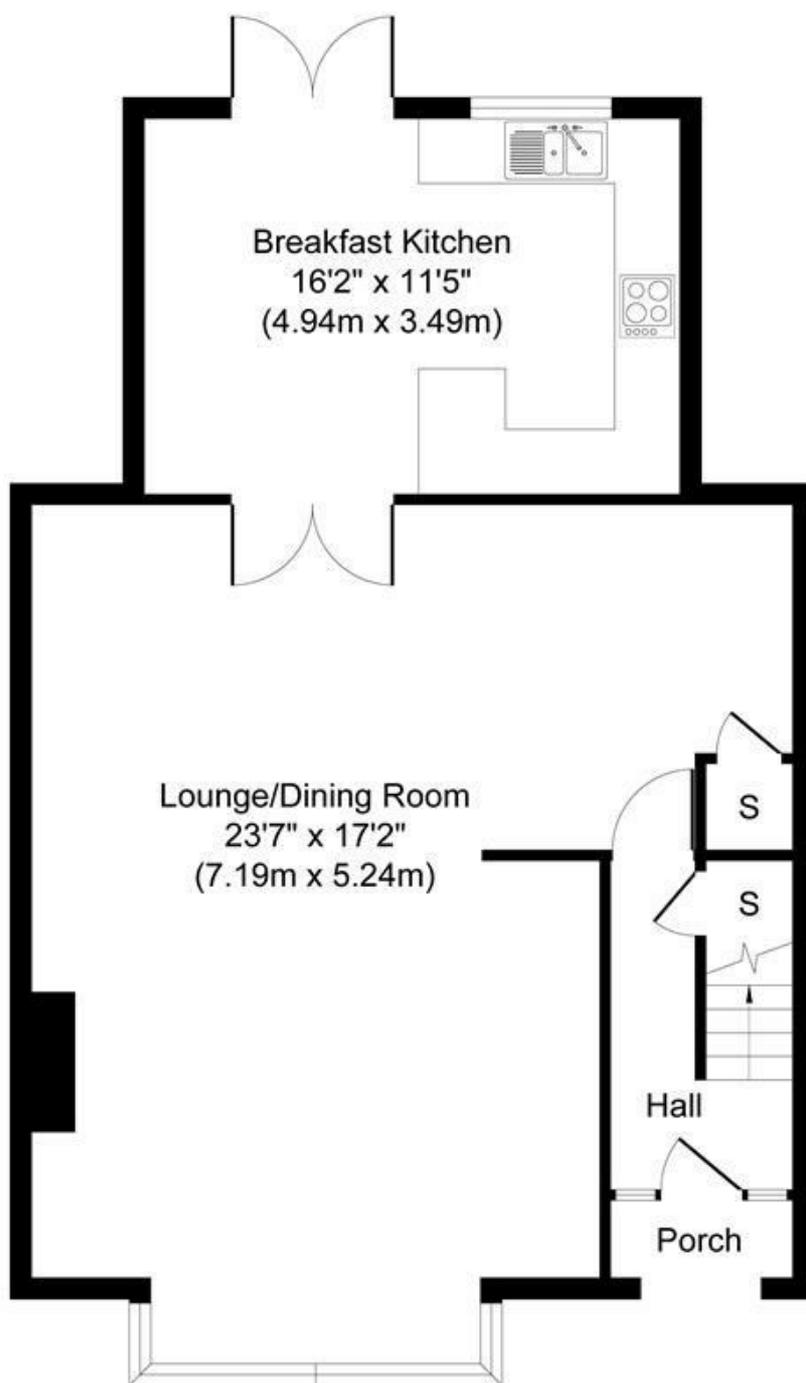
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

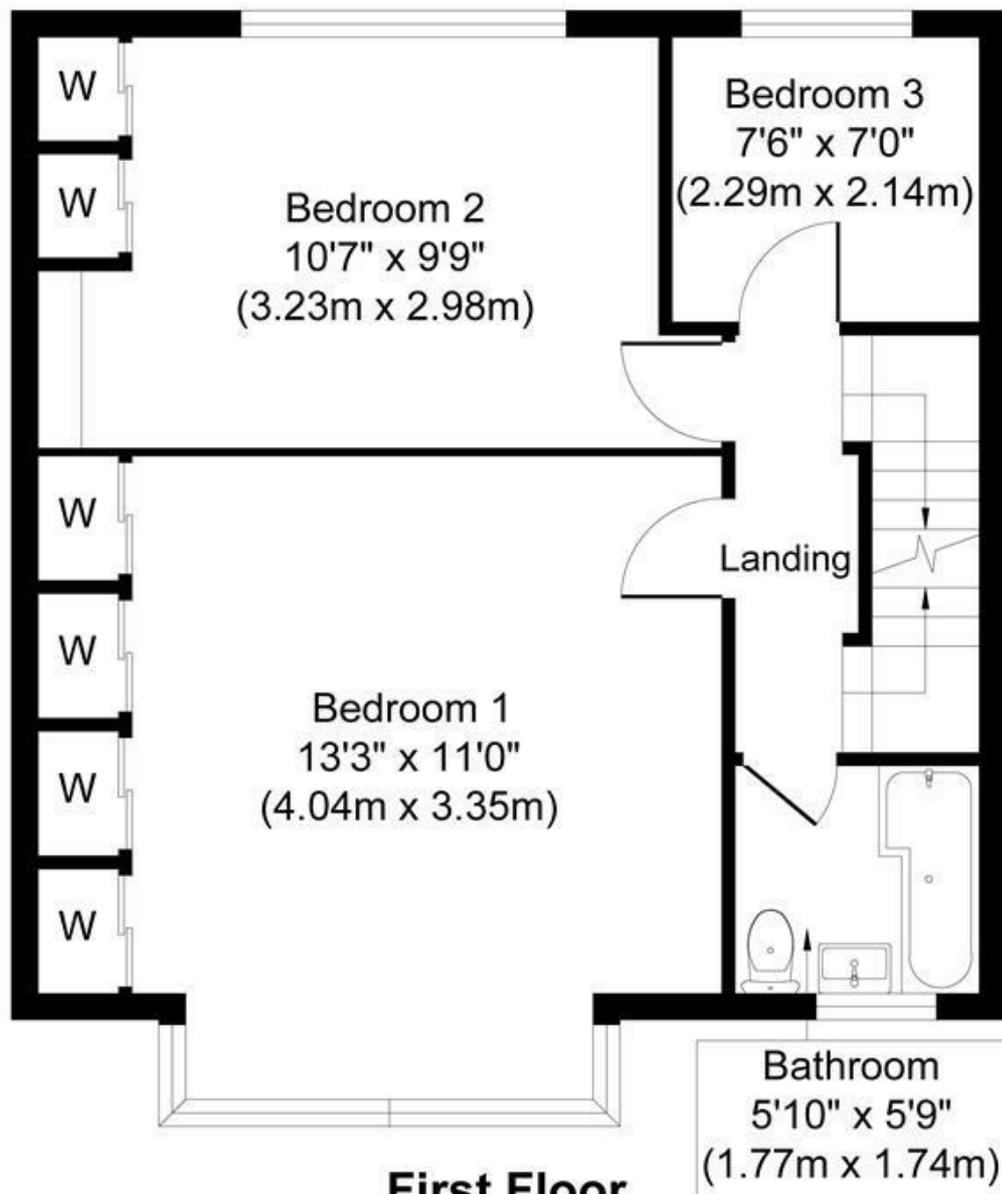




Ground Floor
Approximate Floor Area
760 sq. ft
(70.63 sq. m)

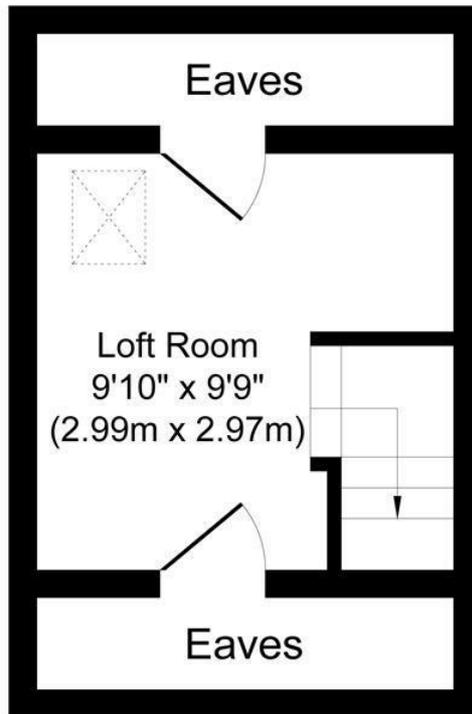
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
569 sq. ft
(52.90 sq. m)

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Second Floor
Approximate Floor Area
96 sq. ft
(8.88 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	79		41
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC