

# Whitakers

Estate Agents



## 49 Princes Avenue, Hull, HU12 8DQ

**£195,000**

Welcome to this charming and well-presented home, comes to the market beautifully REFURBISHED throughout and with NO ONWARD CHAIN ideally positioned in a sought-after residential area of Hedon. Offering a wonderful blend of comfort and practicality, the property is perfectly suited to growing families. With its inviting interior, well-proportioned living spaces, and convenient access to local amenities, this home provides an excellent opportunity to enjoy modern living in a popular and well-connected location.

Upon entering, the resident is greeted by a welcoming entrance lobby that opens into a comfortable LOUNGE and follows to the OPEN PLAN DINING KITCHEN, creating a wonderful space for entertaining family & friends. A fixed staircase ascends to the first floor landing which incorporates useful storage, and leads to THREE BEDROOMS, two are doubles and a good size third bedroom with an over stairs storage cupboard. A contemporary fitted family BATHROOM completes the first floor.

Externally to the front aspect, there is a lawned forecourt with fencing to the surround. A pathway leads to the front door, and a shared side passage to the rear. The generously sized rear GARDEN is mainly laid to lawn, and complimented with a patio seating area. A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and space belonging to the property which the resident can use to park a vehicle along with the GARAGE providing useful storage.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned forecourt with fencing to the surround. A pathway leads to the front door, and a shared side passage to the rear.

Ground floor

Hall

Composite double glazed entrance door with side window, central heating radiator, and laminate flooring. Leading to :

Lounge 12'9" x 14'5" maximum (3.91 x 4.41 maximum )



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 8'5" x 17'8" (2.58 x 5.41 )



Composite double glazed door with side window, UPVC double glazed window, central heating

radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven and hob with extractor hood above.

First floor

Landing



With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'11" x 11'9" (3.65 x 3.60 )



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

### Bedroom two 9'9" x 11'8" (2.99 x 3.58 )



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

### Bedroom three 8'7" x 9'4" (2.64 x 2.85 )



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

### Bathroom



Two UPVC double glazed windows, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

### Rear external



The generously sized rear garden is mainly laid to lawn, and complimented with a patio seating area.

### Off-street parking

A gate in the boundary fencing opens onto the vehicle accessible ten-foot, and space belonging to the property which the resident can use to park 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 - PRE034049000

Council Tax band - B

### EPC rating

EPC rating - TBC

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 20 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### 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

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.

#### Offering on a property

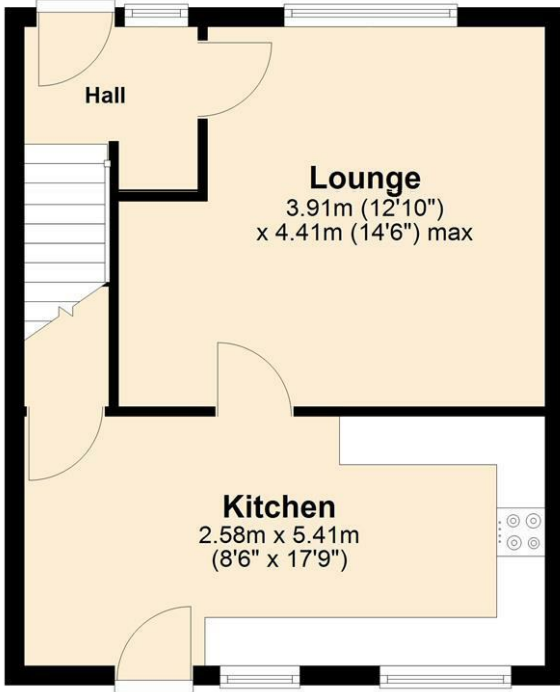
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

# Floor Plan

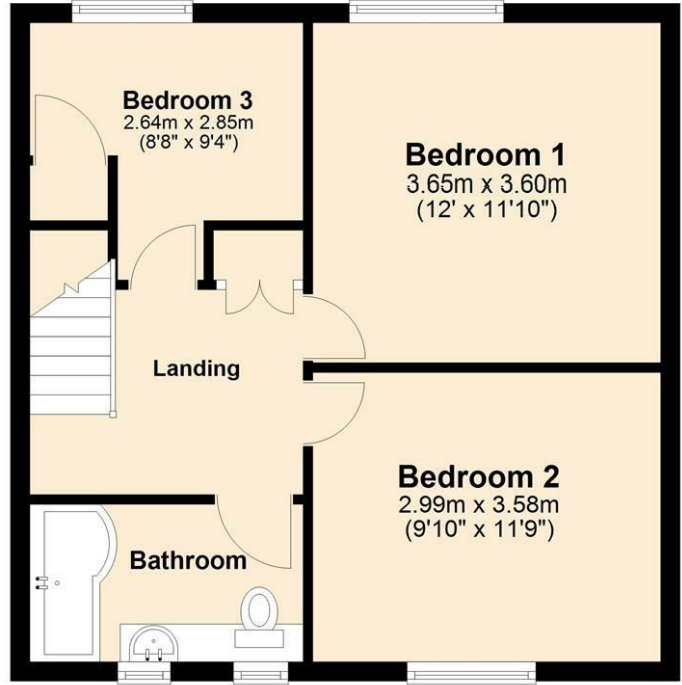
## Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



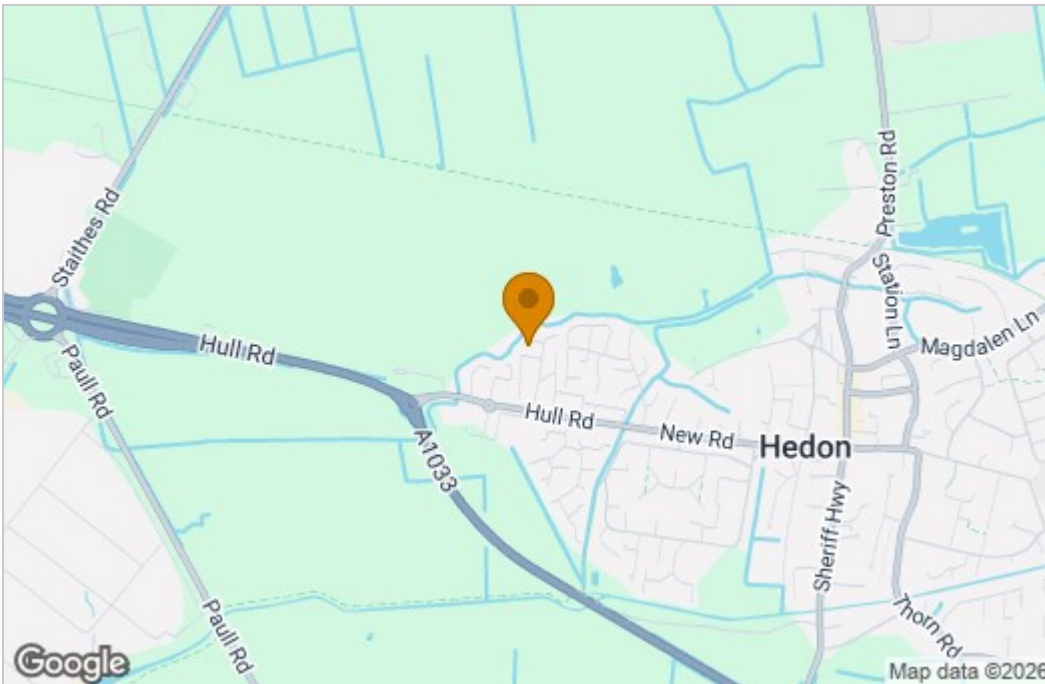
## First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)

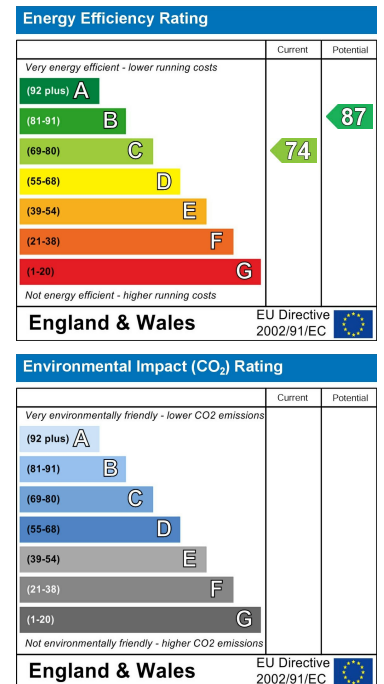


Total area: approx. 78.8 sq. metres (848.1 sq. feet)

## 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.