

# Whitakers

Estate Agents



## 160 Maplewood Avenue, Hull, HU5 5YF

**£299,950**

Formerly the show home for when Maplewood Avenue was being developed, this well-presented detached property would make an ideal home for a growing family.

Externally to the front aspect, there is a paved driveway that can accommodate off-street parking for multiple vehicles, and leads to the detached garage with electric door, and lighting / power laid on. A lawned garden extends further down the front, and is highlighted on the aerial view of the plot.

Upon entering the property, the resident is greeted by a welcoming hallway which incorporates a cloakroom, and leads to a spacious living room, and fitted kitchen with open aspect to the dining room extension.

A fixed staircase ascends to the first floor which boasts three double bedrooms, and a bathroom furnished with a four-piece suite.

Patio doors in the dining room open to a patio seating area and the generously sized rear garden which is laid to lawn with fencing to the surround.

Viewing at the earliest convenience is recommended to avoid disappointment.



## Ground floor

### Hallway



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

### Cloakroom

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

### Living room 15'6" x 10'4" (4.73 x 3.17 )



Patio door to the dining room, central heating radiator, fireplace with marbled inset / hearth and wooden surround, and carpeted flooring.

### Kitchen 21'9" x 8'10" (6.63 x 2.70 )



UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback laminate above, sink with mixer tap, plumbing for a washing dishwasher and washer / dryer, and fitted integrated oven / grill, and job with extractor hood above.

### Lounge / dining room 12'8" x 19'3" (3.87 x 5.89 )



UPVC double glazed patio doors, two skylights, two central heating radiators, and laminate flooring.

## First floor

### Landing

With access to the loft hatch, two UPVC double glazed windows, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 12'11" x 8'11" (3.96 x 2.74 )



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

Bedroom two 8'11" x 10'6" (2.74 x 3.21 )



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

Bedroom three 8'8" x 9'0" (2.65 x 2.76 )



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap, and low flush W.C.

Rear external



Bi-folding doors in the dining room open to a patio seating area and the generously sized rear garden which is laid to lawn with fencing to the surround. The residence also benefits from having an outside tap, and wooden storage shed.

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 - ANL141160000

Council Tax band - D

### 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 13 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.

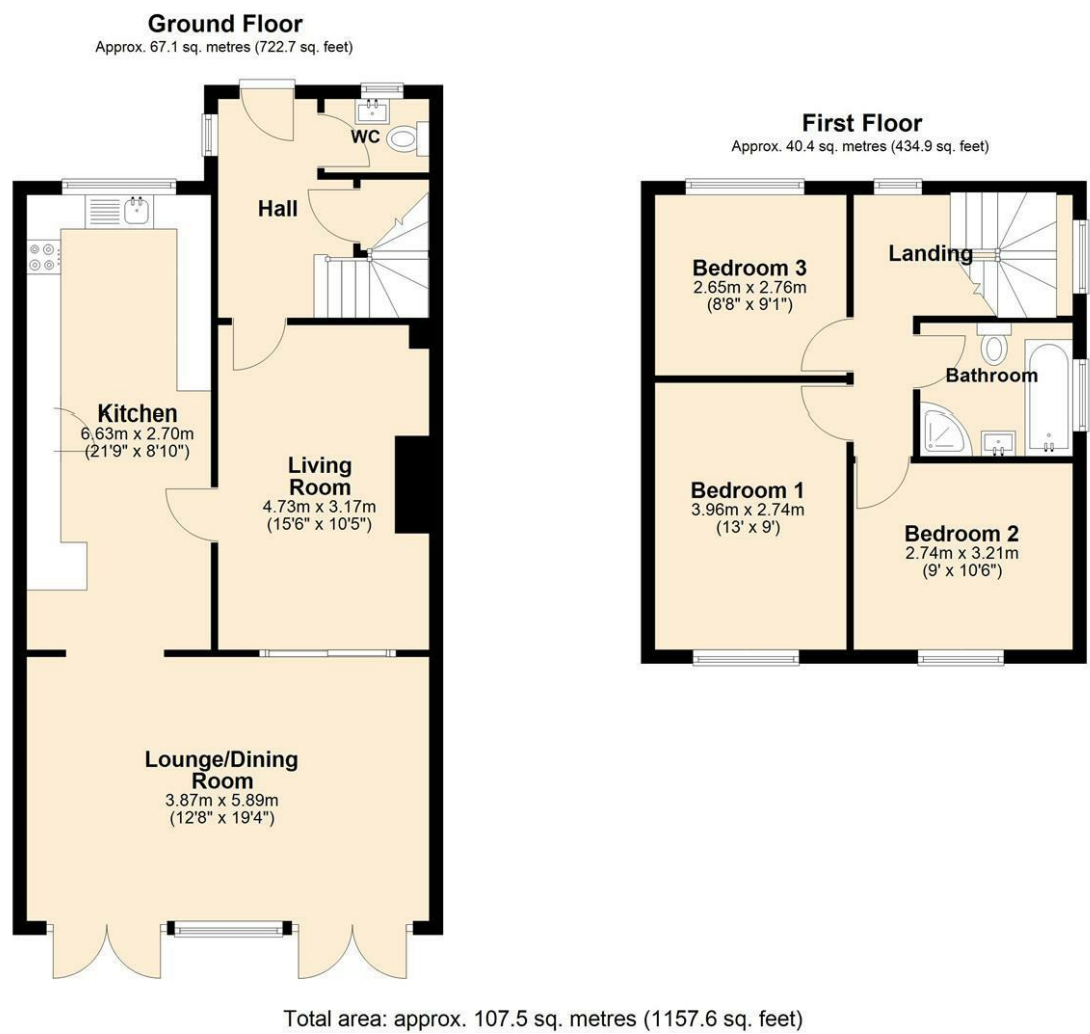
### Free Market Appraisals / Valuations

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.

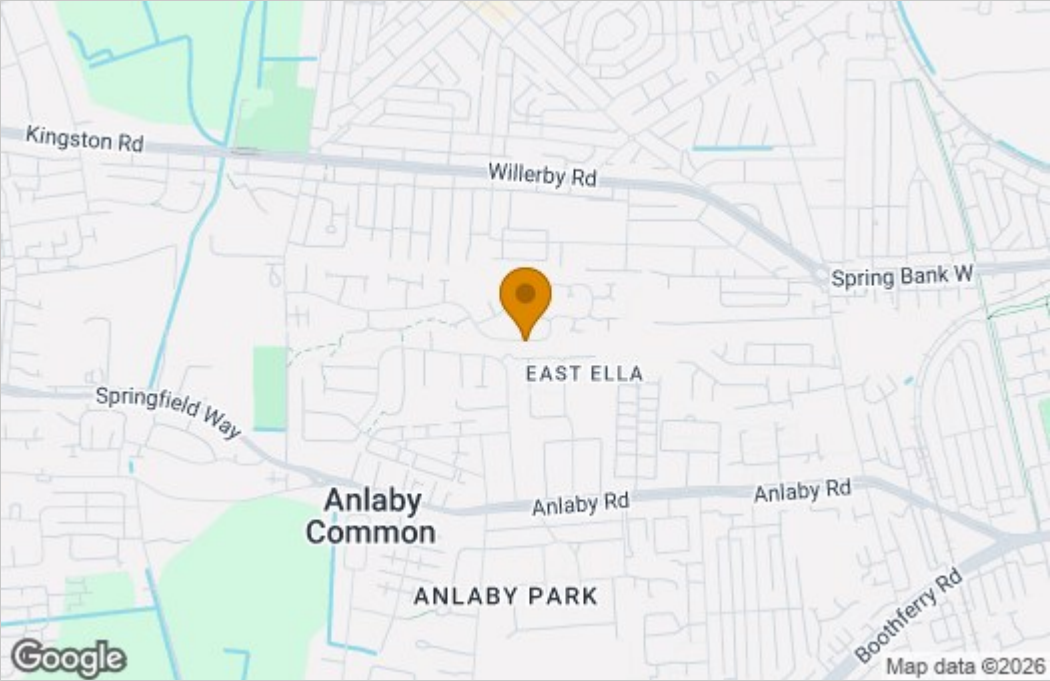
### Whitakers Estate Agent Declaration

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.

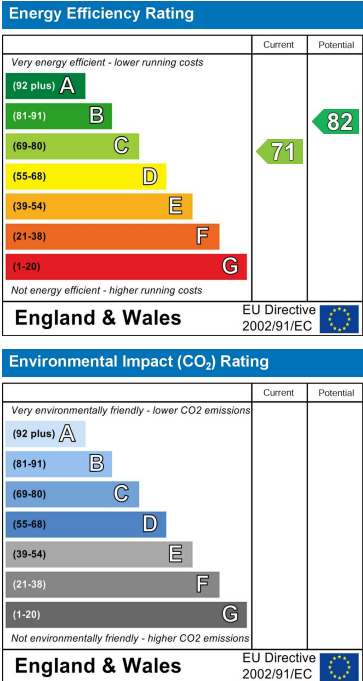
Floor Plan



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.