

# Whitakers

Estate Agents



## 11 Hunsley Avenue, Hull, HU5 5LD

**£120,000**

**\*\* NO ONWARD CHAIN / VACANT POSSESSION \*\***

This well-presented three-bedroom mid-terrace home offers comfortable and practical living, ideal for a first time buyer or growing family wanting to embrace the convenience of local amenities and transport links.

Externally to the front approach, there is an enclosed courtyard with boundary hedging that provides a high degree of privacy.

Upon entering the resident is welcomed by a spacious porch offering practical storage. This leads into a hallway with a cloakroom, flowing through to a fitted kitchen and an open-plan lounge/dining area, complete with a conservatory beyond.

A fixed staircase rises to the first floor which boasts a master bedroom with built-in wardrobes, two good bedrooms, and a wet room furnished with a two-piece suite.

French doors in the conservatory open onto the rear garden, which is also low maintenance in design and complimented with well-stocked borders. A gate in the boundary fencing opens onto a pedestrian ten-foot.

## Disclaimer

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

The accommodation comprises

Front external



Externally to the front approach, there is an enclosed courtyard with boundary hedging that provides a high degree of privacy.

## Ground floor

Composite entrance door with side window, two UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with floor and eye level units, and two worktops.

## Porch

Composite entrance door with two UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, and worktops.

## Hall

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

## Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled with tiled flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

## Kitchen 12'1" x 9'5" (3.69 x 2.88 )



UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated double oven and hob with extractor hood above.

Open plan lounge / dining area 17'6" x 15'8" (5.34 x 4.78 )



## Lounge



UPVC double glazed patio doors to the conservatory, stained glass window and feature window, central heating radiator, and laminate flooring.

## Dining area



Two feature windows, and laminate flooring.  
Conservatory 13'5" x 6'2" (4.09 x 1.88 )



UPVC double glazed throughout with French doors opening into the rear garden, central heating radiator, and tiled flooring.

## First floor

### Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 13'6" x 9'6" maximum (4.14 x 2.91 maximum )



UPVC double glazed window, central heating radiator, built-in wardrobes, and carpeted flooring.

Bedroom two 12'8" x 8'8" (3.88 x 2.65 )



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

Bedroom three 8'9" x 6'6" (2.68 x 2.00 )



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

## Wet room



UPC double glazed window, central heating radiator, and fully tiled with Vinyl flooring. Furnished with a wall-mounted electric shower, pedestal sink with mixer tap, and low flush W.C.

## Rear external



French doors in the conservatory open onto the rear garden, which is also low maintenance in design and complimented with well-stocked borders. A gate in the boundary fencing opens onto a pedestrian ten-foot.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030352001102

Council Tax band - A

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - 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

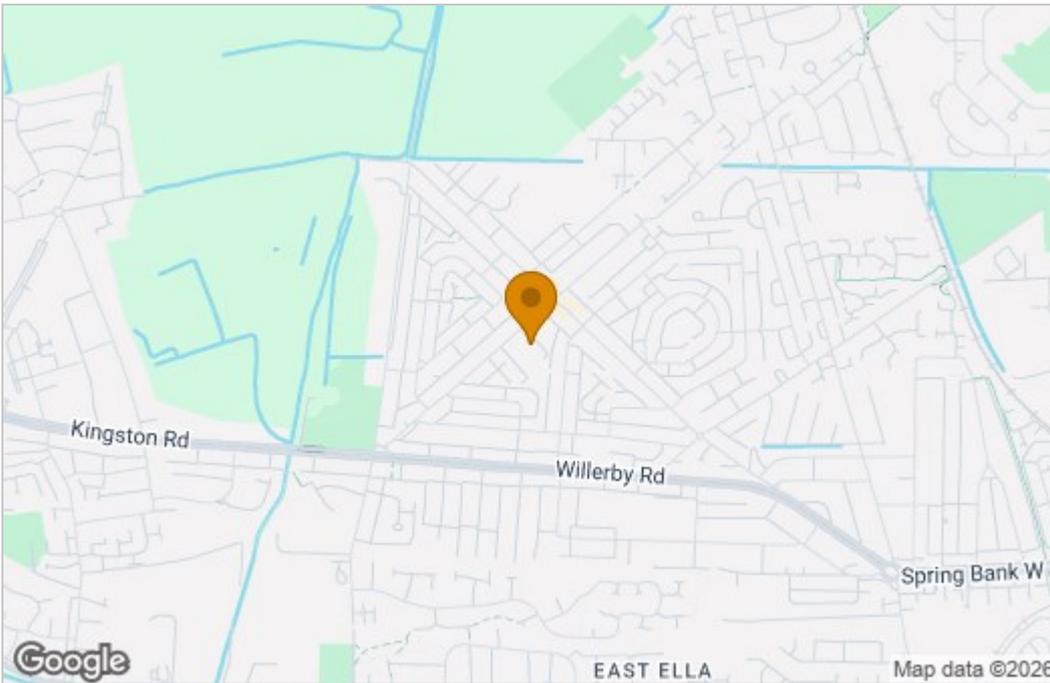
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

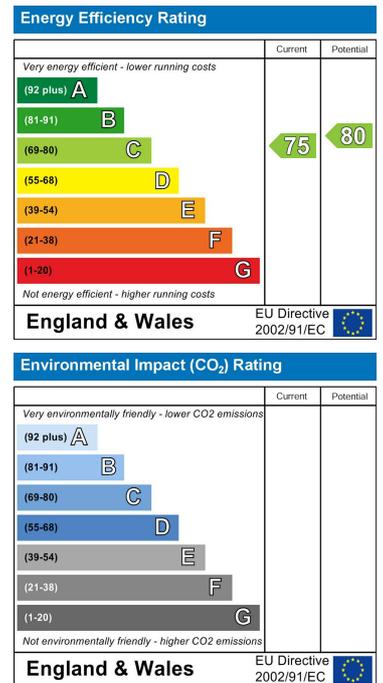


Total area: approx. 100.5 sq. metres (1081.7 sq. feet)

# 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.