

Whitakers

Estate Agents



29 Wharfedale Avenue, Hull, HU9 3UD

Asking Price £119,950

LOCATED IN THE POPULAR "DALES" AREA TO THE EAST OF THE CITY AND WELL PLACED FOR ALL OF THE SHOPPING AND LEISURE AMENITIES AVAILABLE, THIS TRADITIONAL STYLE MID TERRACE PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR THE FIRST TIME PURCHASER AND THE SMALL FAMILY.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE AND FITTED DINING KITCHEN, BATHROOM AND THREE FIRST FLOOR BEDROOMS AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. BOASTING PLENTY OF OFF STREET PARKING FACILITIES TO THE FRONT AND REAR OF THE PROPERTY, THERE IS AN ENCLOSED SOUTH FACING GARDEN TO THE REAR AND APPOINTMENTS TO VIEW ARE ENCOURAGED.

Entrance Hall

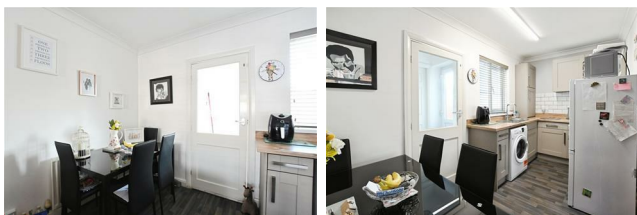
Staircase off, laminate flooring and a radiator.

Lounge



Window to the front aspect, feature "Louis" style fire surround, useful understairs storage cupboard, a radiator and opens to:

Fitted Dining Kitchen



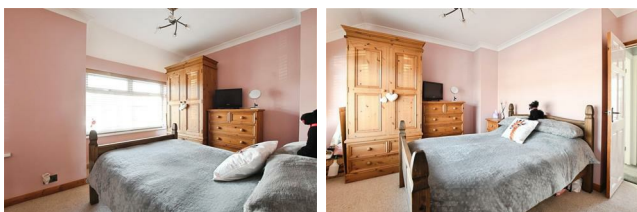
A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, partially tiled walls and a plumbing for an automatic washing machine

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. . Tiled floor and half tiled walls ,a radiator, heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Bedroom One



Two windows to the front aspect and a radiator.

Bedroom Two



Window to the rear aspect and a radiator.

Office/Nursery space



Window to the rear aspect and a radiator.

Outside



There is off road car parking available at the front of the property and to the rear, further car parking amenities via a tenfoot and double gates. There is also a paved patio area to the rear of the property which is South facing.

Council Tax

Hull City Council tax band A

EPC

Tenure
Freehold

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 sales 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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

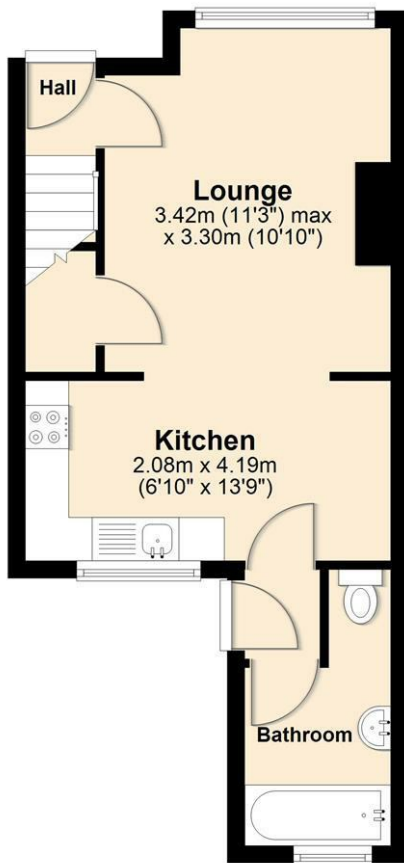
Planning -No

Whitakers Estate Agent Declaration:

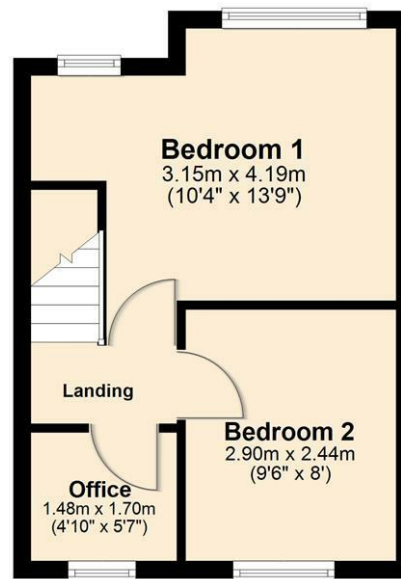
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Floor Plan

Ground Floor

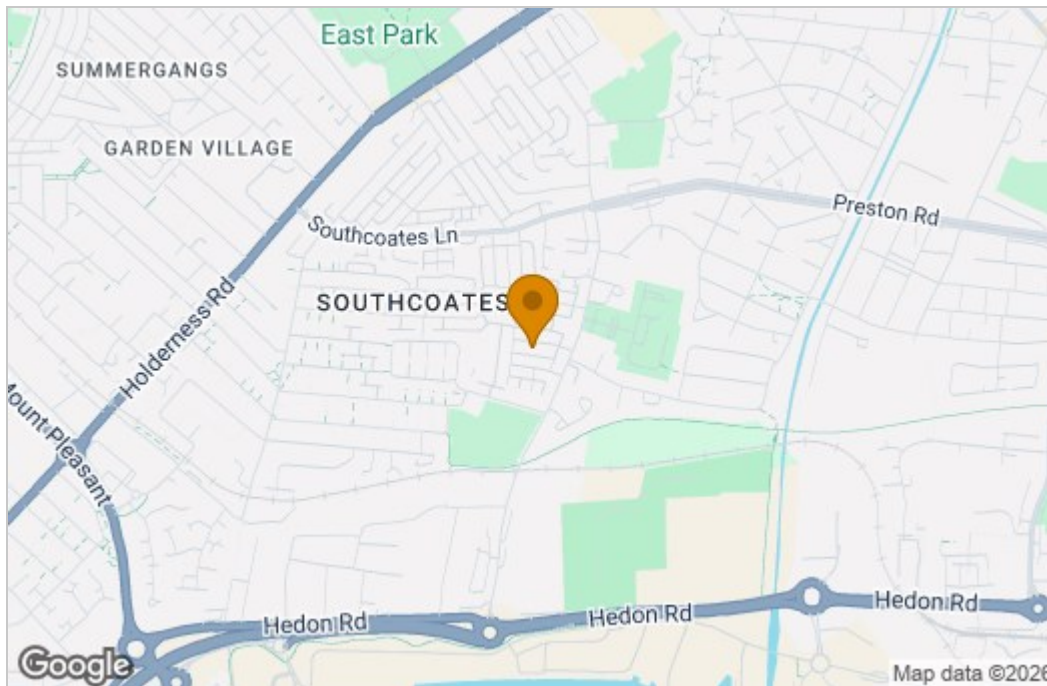


First Floor



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.