

# Whitakers

Estate Agents



## 31 Overton Avenue, Hull, HU10 6AR

**Offers Over £215,000**

This stunning three bedroom end terrace home has been stylishly improved by the current owners and is offered to the market in true move-in condition. Perfect for first time buyers and growing families alike, the property enjoys a sought after residential position with excellent schools, local amenities and transport links all within easy reach.

The beautifully presented accommodation briefly comprises; entrance hall, spacious lounge and a contemporary fitted kitchen / diner with patio doors opening into the conservatory, creating an excellent additional reception space overlooking the garden. To the first floor are three well proportioned bedrooms (maser fitted) together with a modern family bathroom suite.

Externally, the front garden has been designed to provide valuable off street parking, while the enclosed rear garden offers the perfect blend of practicality and outdoor living, being mainly laid to lawn with a paved patio seating area ideal for entertaining in the warmer months, all complemented by mature, well stocked borders. Further enhancing the appeal is a garage situated within a nearby block, providing useful additional storage or secure parking.

Rarely do properties of this standard come to the market at such an attractive price point. Offering size, style and location in equal measure, this is a home that genuinely ticks all the boxes.

Early viewing is highly recommended.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Upvc double glazed door and side window

#### Hallway



Spacious hallway with laminate flooring, central heating radiator and understairs store cupboard

#### Lounge 14'7 x 11'6 (4.45m x 3.51m)



Upvc double glazed window and central heating radiator

#### Kitchen / Diner 18'3 x 9'5 (5.56m x 2.87m)



Full width with a range of floor and eye level units and complimentary work surfaces above.

Breakfast bar with seating and storage below, Oven, Hob and Hood above, sink with mixer tap. Upvc double glazed window and door and patio doors leading to the conservatory

#### Conservatory 8'9 x 8'4 (2.67m x 2.54m)



With a tiled floor and Upvc double glazed

### First Floor

#### Landing

Upvc double glazed window, loft hatch and built in store cupboard

#### Bedroom One 10'7 x 10'1 (3.23m x 3.07m)



With a range of modern fitted wardrobes, central heating radiator and Upvc double glazed window

### Bedroom Two 10'1 x 12'0 (3.07m x 3.66m)



Upvc double glazed window and central heating radiator

### Bedroom Three 7'11 x 7'5 (2.41m x 2.26m)



Upvc double glazed window and central heating radiator

### Bathroom 7'11 x 6'4 (2.41m x 1.93m)



Four piece suite with a free standing bath, walk in shower enclosure with mixer shower above, wash basin and a low flush toilet. Upvc double glazed window. Tiled floor and half tiled walls

### External



Low maintenance block paved front garden designed for off street parking. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area and mature well stocked borders. Garage is located in a block, ideal for additional parking or even just storage.-

### Tenure

This property is Freehold.

### EPC

EPC rating - D

### Council Tax

Council Tax band - B

Local Authority - East Riding Of Yorkshire

### 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.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 10 Mbps Ultrafast 10000 Mbps

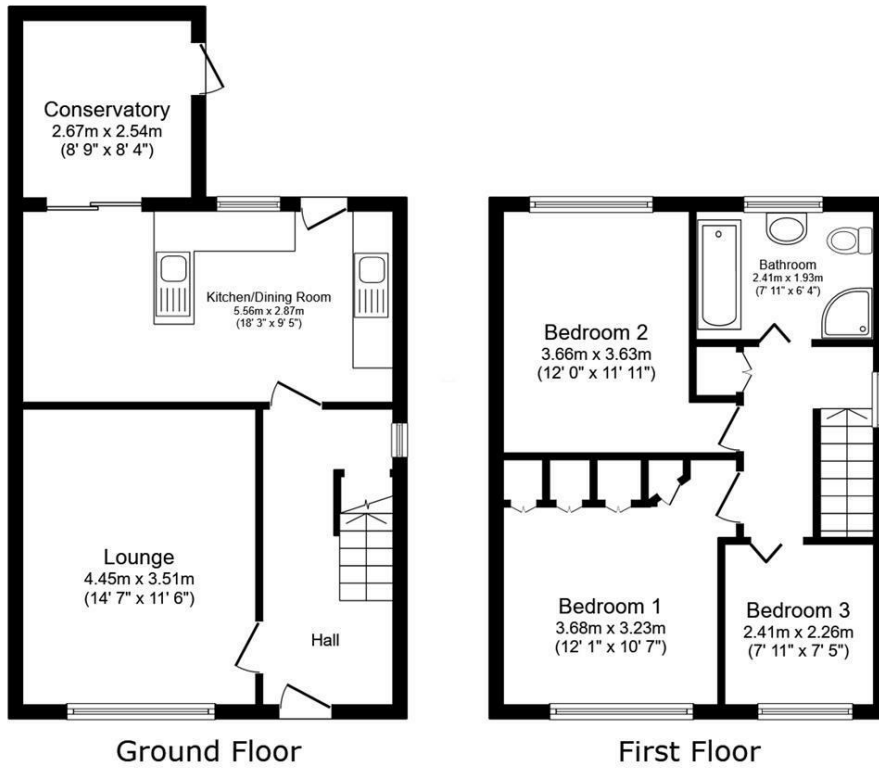
Coastal Erosion -N/A

Coalfield or Mining Area -N/A

### 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



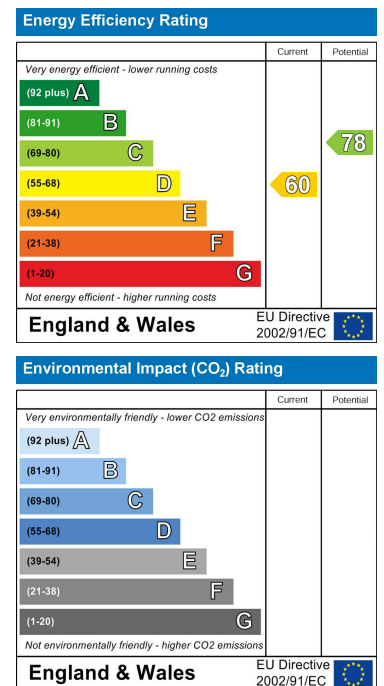
Total floor area: 89.8 sq.m. (966 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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