

# Whitakers

Estate Agents



## 17 Tendley Avenue

Hawthorn Avenue, Hull, HU3 5EB

Asking Price £180,000



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## Description

A fabulous three bedroom semi detached home, recently built and enhanced by the present owners to include a generous sized conservatory and many other enhancements including fitted furniture. Immaculate though, the property has well tended and established gardens as well as a side driveway and a brick garage.

The generous accommodation comprises entrance hallway, cloakroom/ WC. lounge which leads on to the conservatory which in turn leads to the West facing gardens, fitted dining kitchen with a full range of integrated appliances.

On the first floor there are two bedrooms and the family bathroom as well as an office which has a staircase leading to the large, fitted master bedroom and en suite shower room. Viewing is highly recommended and essential.

The accommodation comprises:

### Entrance hall

With a storm canopy and double glazed entrance door, central heating radiator and staircase to landing off.

### Cloakroom WC

Upvc double glazed window, central heating radiator, low flush WC and wash basin with tiled splash backs and down lighters.

### Lounge

14'9" x 11'6" (4.50 x 3.52)

Upvc double glazed double doors leading to the conservatory, central heating radiator and an under stairs storage cupboard.

### Conservatory

14'0" x 8'10" (4.27 x 2.71)

Recently installed and with a vaulted ceiling the

conservatory has Upvc double glazed windows and double doors leading to the gardens, electric wall heater and laminate flooring.

### Dining kitchen

13'7" x 11'9" (4.16 x 3.60)

Upvc double glazed window, central heating radiator, a full range of fitted kitchen units with complimenting fitted work surfaces and splash backs, colour coded one and a half bowled single drainer sink unit with a mixer tap, integrated appliances include a split level oven and hob with a cooker hood over, washing machine, dish washer and fridge freezer, enclosed gas central heating boiler, down lighters and fitted storage cupboards with sliding doors.

### Landing

Central heating radiator. Leads to:

### Bedroom 2

9'6" x 12'7" maximum (2.90 x 3.85 maximum)

Upvc double glazed window, central heating radiator, fitted wardrobes with sliding doors.

### Bedroom 3

9'11" x 8'0" (3.04 x 2.44)

Upvc double glazed window and central heating radiator.

### Bathroom

Upvc double glazed window, central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over and a shower screen, pedestal wash basin and a low flush WC, down lighters and an extractor fan.

### Office

Upvc double glazed window, central heating radiator, built in desk and staircase to the master suite off.

### Master bedroom

20'4" x 13'1" (6.21 x 4.01)

Upvc double glazed window to the front elevation and with

an additional Velux window, central heating radiator, fitted with a comprehensive range of fitted bedroom furniture including wardrobes and storage cupboard's and down lighters.

#### En suite shower room

Upvc double glazed window, central heating radiator, fitted with a large shower cubicle, pedestal wash basin and a low flush WC, down lighters and an extractor fan.

#### Gardens

To the front of the property there is a lawned garden with a well stocked front border. At the rear of the property there is a Westerly facing lawned garden with a patio, well stocked borders and fencing to the surround. External power, water and lighting is laid on.

#### Garage and parking

A side driveway leads to the brick garage with an up and over door, power and lighting laid on and a rear personal door.

#### 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.

#### 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.

#### 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.

#### 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.



## Road Map



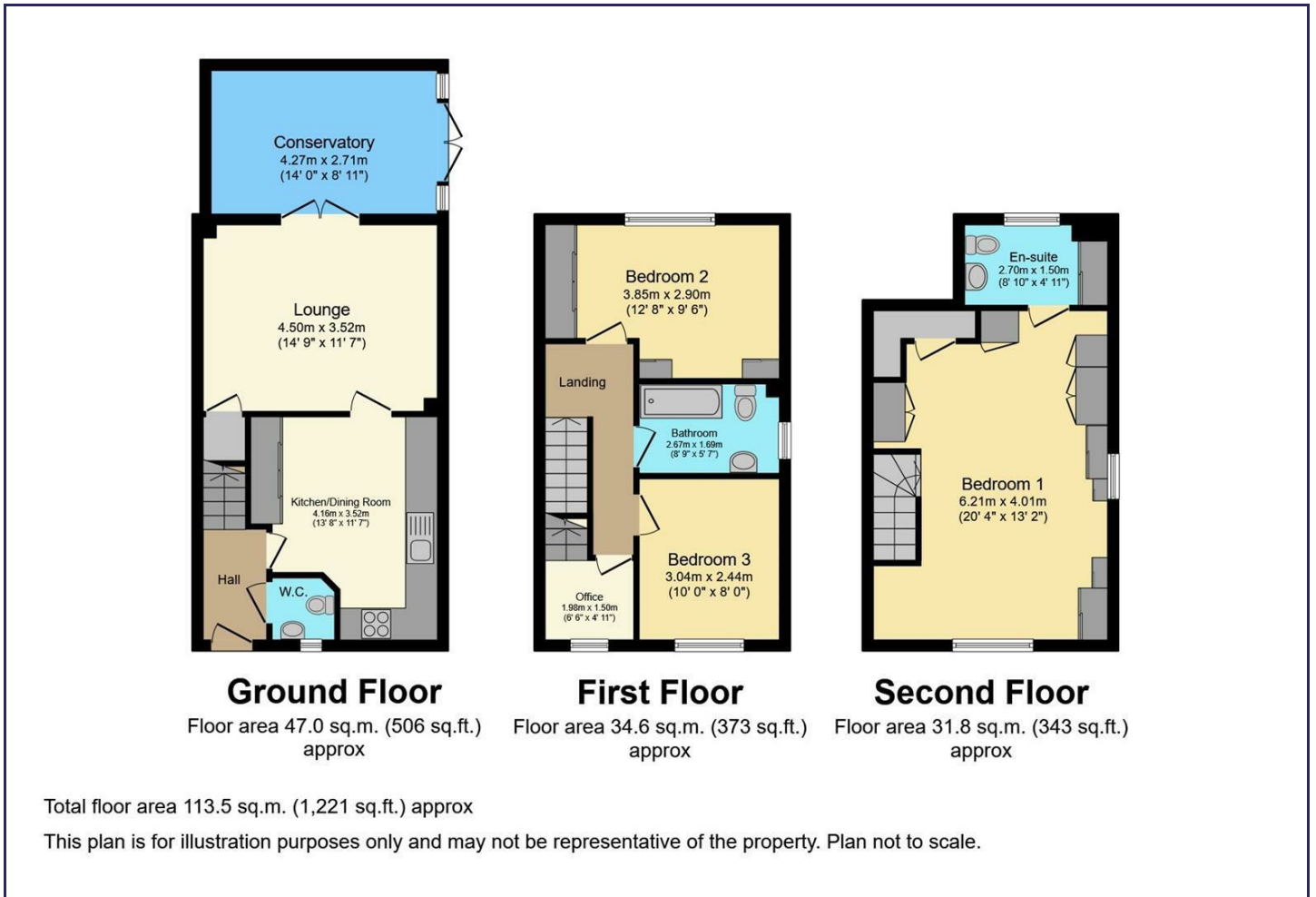
## Hybrid Map



## Terrain Map



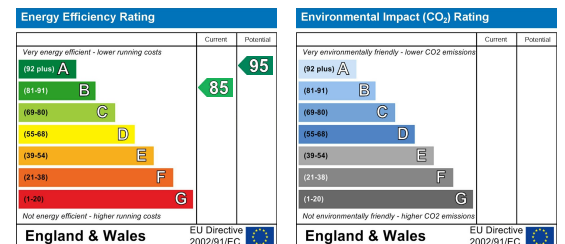
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

## 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.