

# Whitakers

Estate Agents



7 12th Avenue

, Hull, HU6 9JG

£115,000



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## Description

We offer to the market this spacious four bedroom semi-detached house, with ample living space to the ground floor comprising; hallway, lounge and separate dining room, kitchen and adjacent utility room and a conservatory with door leading to the rear garden. To the first floor are four bedrooms with the master boasting en-suite facilities as well as the family bathroom. Situated within close proximity to the local shops and amenities of Greenwood Avenue and within a short distance to the Kingswood retail park.

EPC Rating: D

## Entrance Hall

Double glazed entrance door with window to the side aspect.

## Lounge

14'11" into the bay x 14'2" max (4.57 into the bay x 4.32 max)

Double glazed bay window to the front aspect and radiator.

## Dining Room

17'7" into the bay x 9'10" (5.36 into the bay x 3.02)

Double glazed bay window to the front aspect and double glazed patio doors leading to the rear garden, understairs cupboard and radiator.

## Utility Room

9'10" x 4'7" (3.02 x 1.42)

Double glazed window and door to the rear aspect. Fitted with wall units, splash back tiling and plumbing for an automatic washing machine.

## Kitchen

17'7" x 8'3" (5.38 x 2.54)

Fitted with patio doors leading to the conservatory, radiator and spot light fittings. Fitted with a range of base, drawer and wall mounted units, work surfaces, tiled splash backs, stainless steel sink unit and electric oven and hob with cooker hood over.

## Conservatory

15'8" x 8'7" (4.80 x 2.63)

UPVC double glazed rear entrance door and UPVC windows and radiator.

## First Floor Landing

Doors to all bedrooms and bathroom and access to the loft space.

## Bedroom One

13'10" max x 9'10" (4.24 max x 3.02)

Double glazed window to the front aspect, radiator and built in storage

## En-Suite

Fitted with a shower cubicle and wash hand basin.

## Bedroom Two

11'8" max into the recess x 10'0" max (3.56 max into the recess x 3.05 max)

Double glazed window to the front aspect, radiator and built in wardrobes.

## Bedroom Three

10'0" x 9'10" max into the recess (3.05 x 3.02 max into the recess)

Double glazed window to the rear aspect and radiator.

## Bedroom Four

11'6" x 8'11" max (3.53 x 2.74 max)

Double glazed window to the rear aspect, radiator and built in wardrobes.

## Bathroom

Double glazed window to the rear aspect, radiator and tiled walls. Fitted with a three piece suite comprising; panelled bath with mixer taps and shower over, wash hand basin and a low flush W.C.

## External

## Additional products and services

Whitakers 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.

## Disclaimer

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.

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## Sales 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.



## Road Map



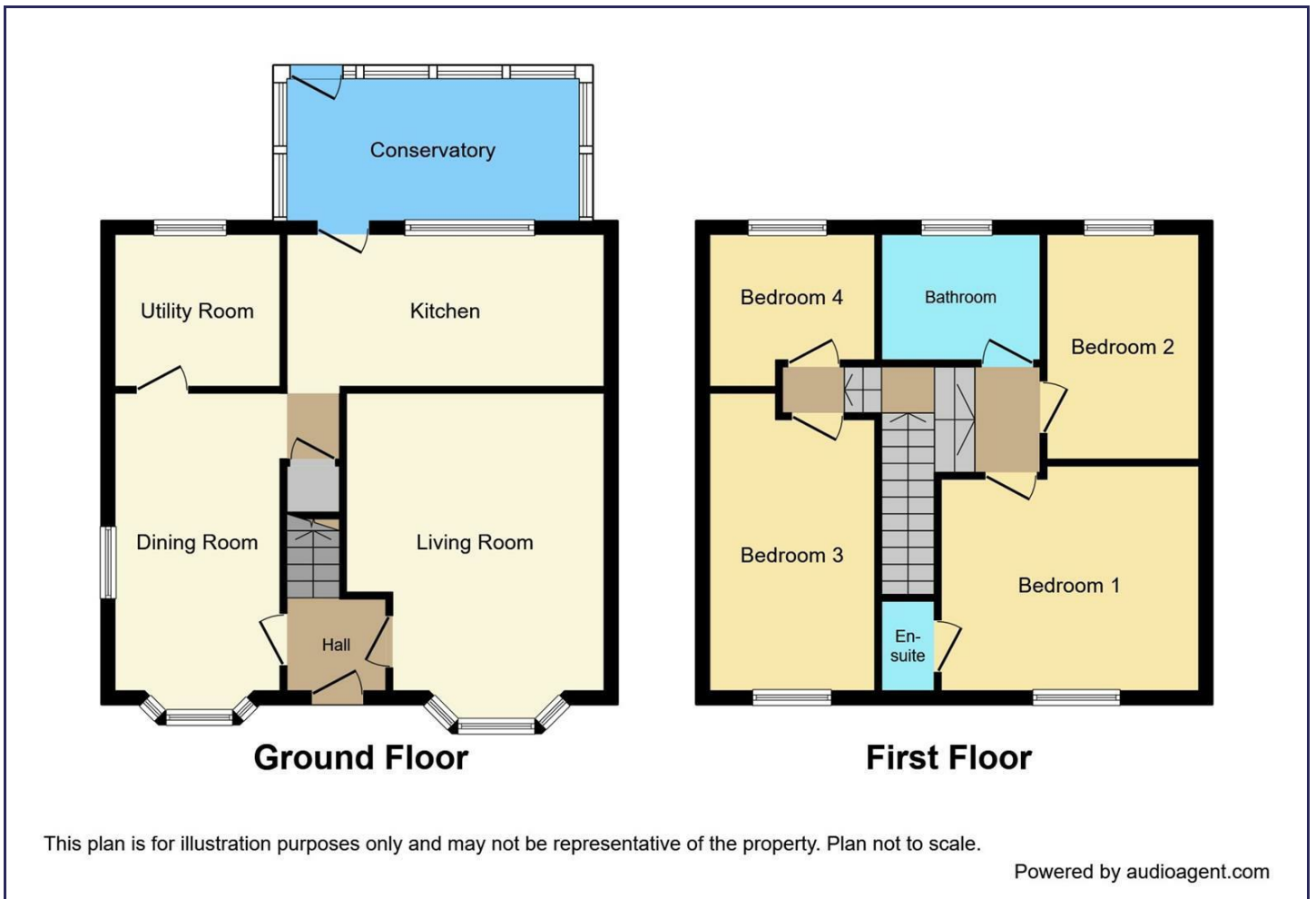
## Hybrid Map



## Terrain Map



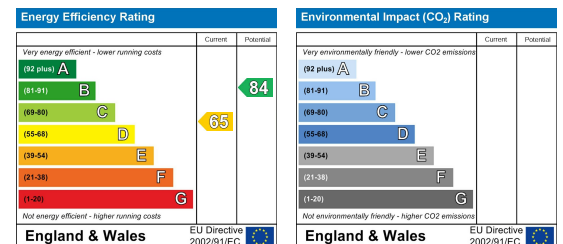
## Floor Plan



## 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.