

Whitakers

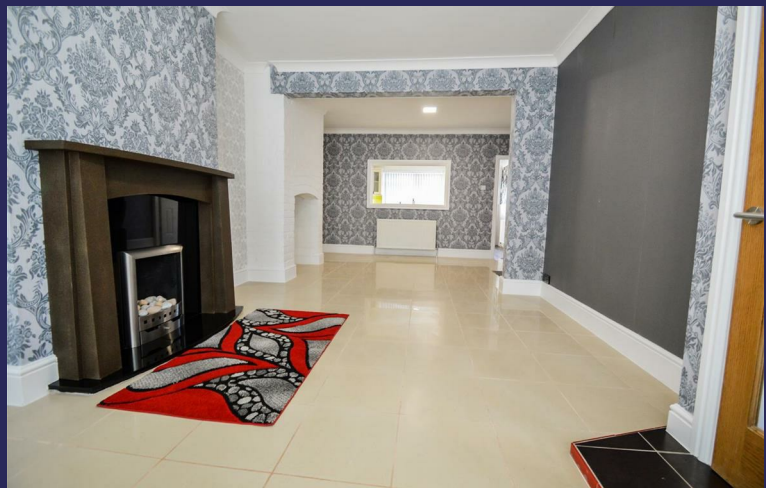
Estate Agents



93 Graham Avenue

Hessle Road, Hull, HU4 7AW

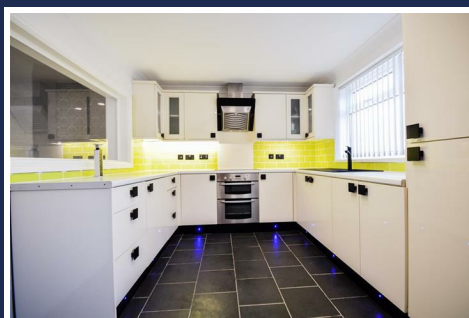
Offers Over £130,000



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Description

This end of terrace property has undergone a program of improvements by the present owner and is being offered for sale with no onward chain.

The accommodation briefly comprises: entrance hall, through lounge dining room, fitted kitchen to the ground floor with two bedrooms and bathroom to the first floor. To the front of the property there is off street parking provision for two vehicles and to the rear there is an enclosed garden with detached garage.

The property benefits from having Upvc double glazing, gas fired central heating and a security alarm.

An internal viewing is highly advised.

The Accommodation Comprises

Entrance Hall

5'2" x 4'3" (1.6 x 1.3)

An external Upvc entrance door with an obscured double glazed panel insert leads into the Entrance Hall. Having a tiled finish to the floor, coving to the ceiling and a flight of stairs leading to the first floor accommodation.

Through Lounge Dining Room

25'3" x 24'6" (7.7 x 7.49)

The focal point of this spacious through lounge dining room is the feature fireplace with surround and marble effect back and hearth with inset pebble effect 'living flame' gas fire. There is a Upvc double glazed bay window to the front elevation, coving and recessed light to the ceiling and a tiled finish to the floor. To the dining area there is a chimney breast with recess, two central heating radiators, a recessed light to the ceiling and a built-in understairs storage cupboard housing the combination boiler. A picture window affords natural light into the dining area from the kitchen.

Kitchen

13'9" x 10'5" (4.2 x 3.2)

Being fitted with a comprehensive range of modern units in a cream finish comprising: wall mounted eye-level units with under-lighting, drawers and base units with kickboard spotlights beneath and a complementary fitted worksurface over incorporating a sink and drainer unit with mixer tap. To the walls there is a tiled splashback finish. There is an integrated stainless steel double electric oven and electric induction hob with stainless steel extractor canopy above. Within a base unit there is plumbing for an automatic washing machine and having space for a fridge freezer. There is a tiled finish to the floor and coving and three recessed lights to the ceiling. Having a Upvc double glazed window to the rear elevation and a Upvc rear entrance door with an obscured double glazed panel insert.

First Floor Accommodation

Landing

Having coving, a loft hatch access and recessed light to the ceiling.

Bedroom One

12'1" x 14'5" (3.7 x 4.4)

Having built-in wardrobes with sliding mirror fronted doors, a central heating radiator, a Upvc double glazed window to the front elevation and coving and a recessed light to the ceiling.

Bedroom Two

9'6" x 8'10" (2.9 x 2.7)

Having a laminate finish to the floor, a central heating radiator, a Upvc double glazed window to the rear elevation and coving and a recessed light to the ceiling.

Bathroom

Being fitted with a three piece suite in white comprising: panelled bath with 'Mira Sport' shower over and curved shower curtain rail, a vanity wash basin within a fitted

cabinet and a low level w.c. suite. The walls and floor are fully tiled. There is a chrome heated towel radiator, an extractor fan unit, an obscured double glazed Upvc window to the rear elevation and recessed lighting to the ceiling.

External

To the front of the property there is a dropped kerb leading to a gravelled parking area providing off street parking for two vehicles. To the side of the property there is gated access into the rear garden, itself being laid to paving, having an outside water tap and lighting and being bounded by timber fencing. To the rear boundary of the garden there is a detached garage which is accessed via the ten foot and has both power and lighting.

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.

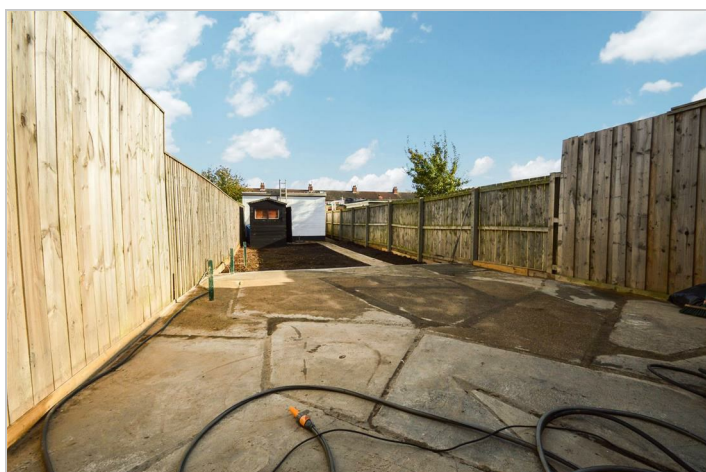
Additional Services

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.

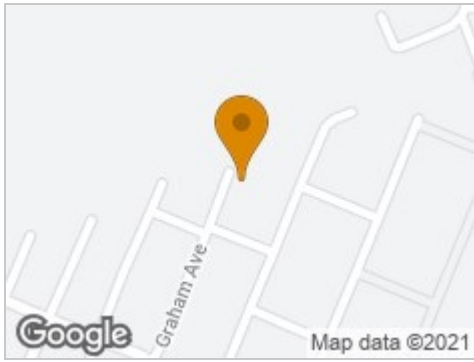
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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



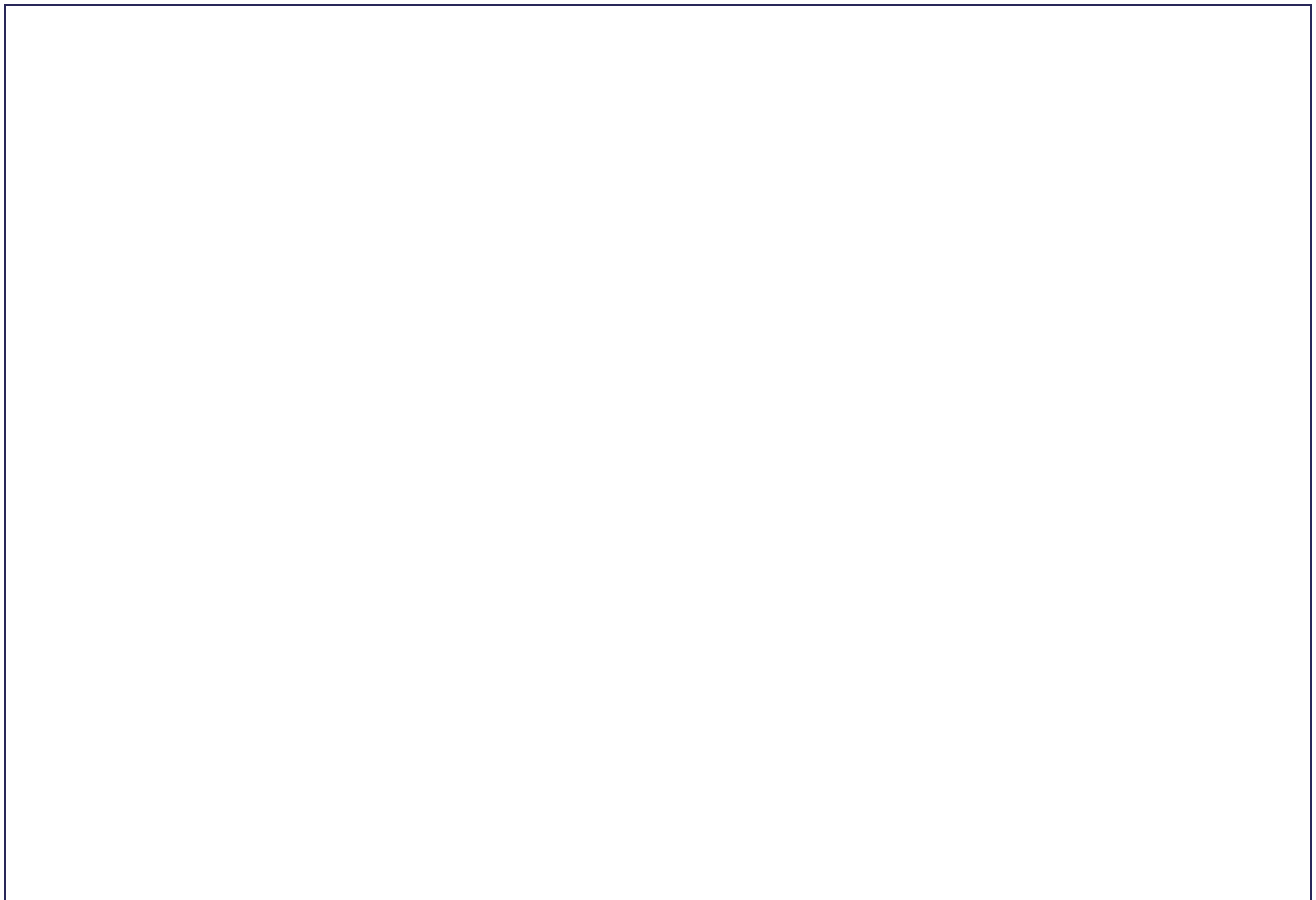
Hybrid Map



Terrain Map



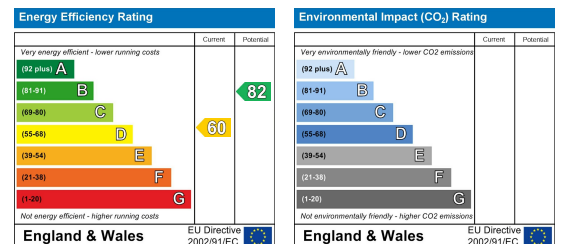
Floor Plan



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.