

Whitakers

Estate Agents



30 East Park Avenue, Hull, HU8 9AE

Guide price £120,000

A spacious family home!

This beautifully presented home has been in the same family for many years!

Updated and maintained by the current owners, lounge/dining with log burner in situ, re-plastered walls to most of the house, with neutral decor, three very generous bedrooms and the family bathroom to the 1st floor.

Situated in a sought after residential area within very popular school catchments, close to a wealth of amenities and local transport.

Gas central heating and uPVC double glazed, requires a kitchen and bathroom upgrade.

We encourage early viewings to avoid disappointment!

Entrance

Via a uPVC double glazed door

Hall

With stairs to the 1st floor and radiator.

Lounge 14'2" x 11'6" (4.328 x 3.528)



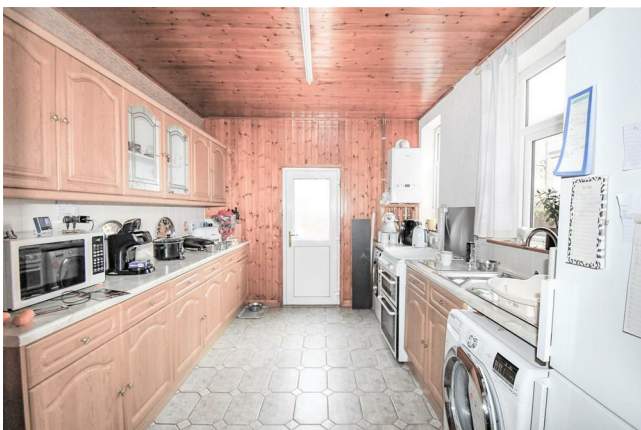
With feature fireplace and log burner in situ, a uPVC double glazed bay window and radiator, wood effect flooring.

Dining Room 12'5" x 12'0" (3.788 x 3.670)



With radiator, and uPVC double glazed window, feature fireplace with inset living flame gas fire, wood effect flooring.

Kitchen 12'7" x 18'8" (3.860 x 5.700)



With a range of base and wall units with contrasting work surfaces, sink/drain, space for a fridge/freezer, plumbing for a n automatic washing machine and space for a free-standing gas cooker, tiled floor and wood panelling to the walls, there is two uPVC double glazed windows to the side aspect, a uPVC double glazed door

leads out to the rear courtyard, and radiator and boiler in situ, useful storage cupboard.

Stairs to the 1st floor landing

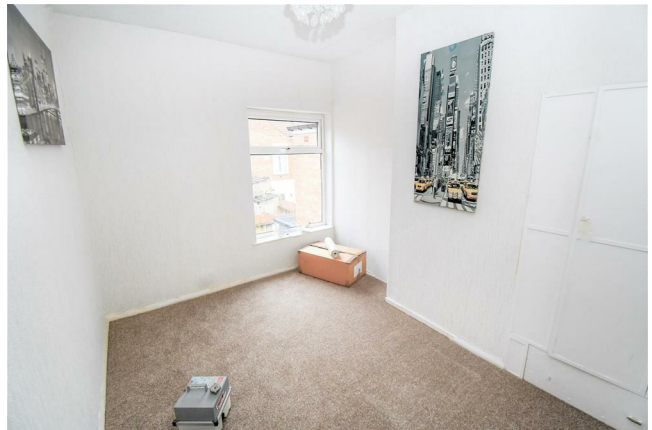
With split level landing and the loft access.

Bedroom One 15'3" x 13'9" (4.656 x 4.212)



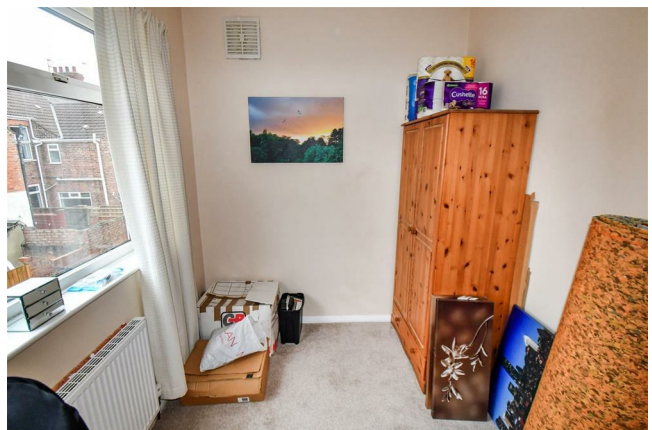
Spacious, the bedroom has a uPVC double glazed window, radiator and re-plastered walls, carpet flooring.

Bedroom Two 12'7" x 9'4" (3.840 x 2.846)



Recently re-decorated, the bedroom has a storage and a uPVC double glazed window to the rear aspect, radiator.

Bedroom Three 10'0" x 7'10" (3.056 x 2.413)

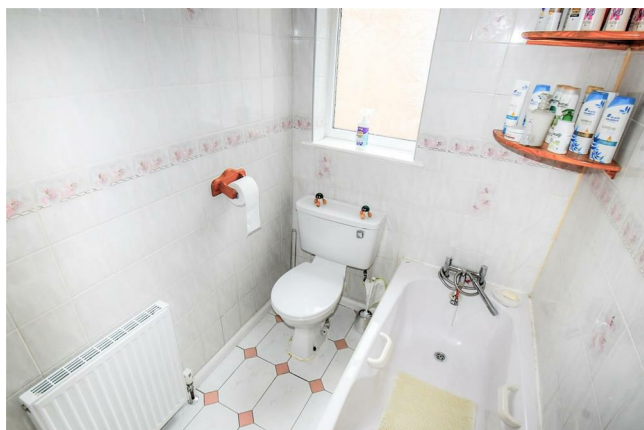


The third bedroom has a radiator and uPVC

double glazed window, re-plastered walls and carpet flooring.

Freehold

Bathroom 7'7" x 4'11" (2.312 x 1.519)



Requiring updating, with a white suite with mixer tap shower, tiled walls and floor, a low level wc and a pedestal wash hand basin, a uPVC double glazed window and radiator,

Gardens

To the front of the house there is a beautiful, low maintenance garden with a range of flowers/pot plants, the garden has a black wrought iron fence and gate.

To the rear of the house there is a generous low maintenance garden with outhouse, high level brick wall boundaries and ample seating areas.

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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.

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.

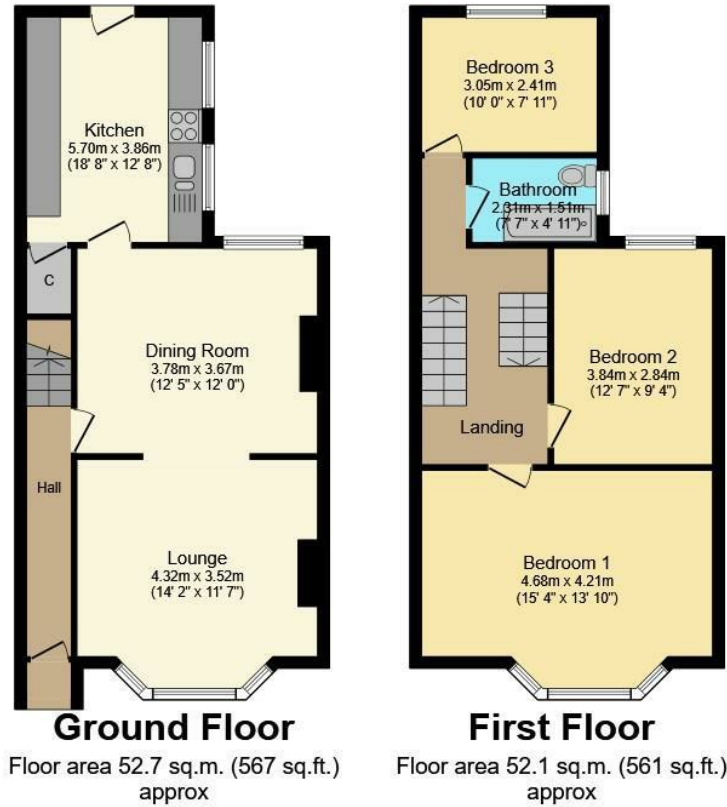
Council Tax

Band A

The local authority is Hull City Council

Tenure

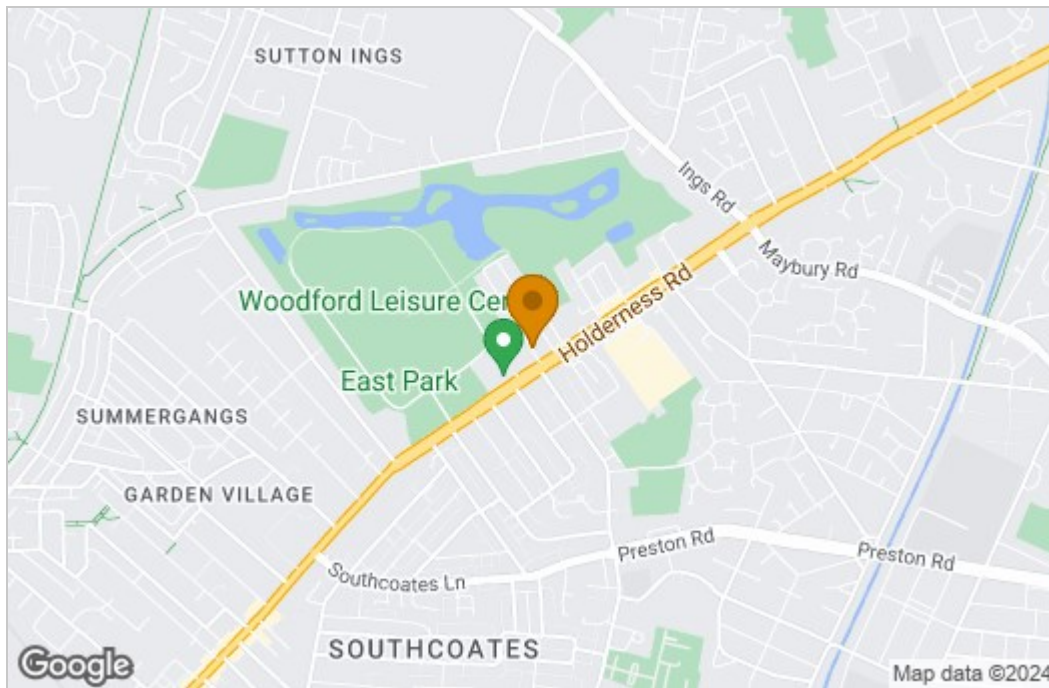
Floor Plan



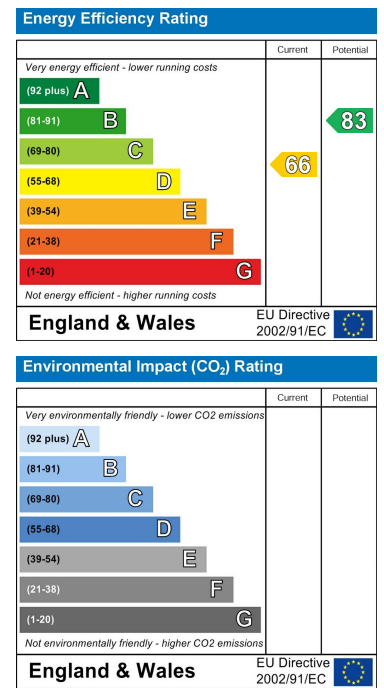
Total floor area 104.8 sq.m. (1,128 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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