

Whitakers

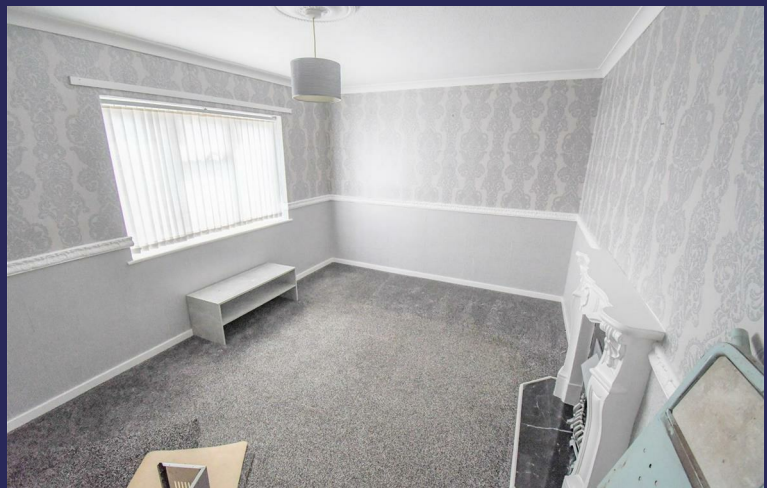
Estate Agents



9 Ecclesfield Avenue

, Hull, HU9 5AS

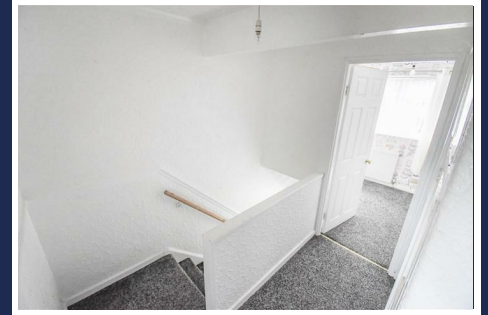
£87,000



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, Hull, HU9 5AS

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Description

Spacious three-bedroom mid terrace house. Ideal for the 1st time buyer or investor, CHAIN FREE!

This well-presented home is situated close to amenities, schools and local transport, offering ample size front and rear gardens, three spacious bedrooms and huge lounge, kitchen/dining!

We encourage early viewings to avoid disappointment!

Be Quick!

Briefly-Entrance Hall, lounge, kitchen/dining, utility, and three bedrooms and the bathroom to the 1st floor

Entrance

Via a glazed door

Hallway

With stairs to the 1st floor and radiator, storage cupboard

Lounge

14'11" x 11'6" (4.55 x 3.51)

The spacious lounge has a focal fireplace with inset fire, a uPVC double glazed window to the front aspect and carpet flooring.

Kitchen/Dining Room

14'11" x 11'5" (4.57 x 3.49)

With a range of base and wall units with contrasting work surfaces, AGA style gas cooker, plumbing for an automatic washing machine, a uPVC double glazed window to the rear and radiator, storage cupboard and boiler in situ.

Utility Room

With glazed door leading to the rear garden, vinyl flooring, radiator.

Stairs to the 1st floor

With loft access and storage cupboard.

Bedroom One

14'6" x 9'8" (4.42 x 2.97)

The spacious bedroom has a uPVC double glazed window, radiator and wood effect flooring.

Bedroom Two

8'11" x 8'11" (2.72 x 2.72)

The bedroom has a radiator and carpet flooring, a uPVC double glazed window to the rear aspect and storage cupboard

Bedroom Three

8'9" x 7'3" (2.68 x 2.23)

The third bedroom has a uPVC double glazed window and radiator, carpet flooring.

Bathroom

7'8" x 5'8" (2.34 x 1.73)

The bathroom has a white suite comprising of a panel bath with electric shower, a low level wc and a pedestal wash hand basin, radiator and uPVC double glazed window to the rear aspect.

Disclaimer

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authority to make or give any representation or warranty in relation to this property.

Agents Notes

Services, fittings and 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

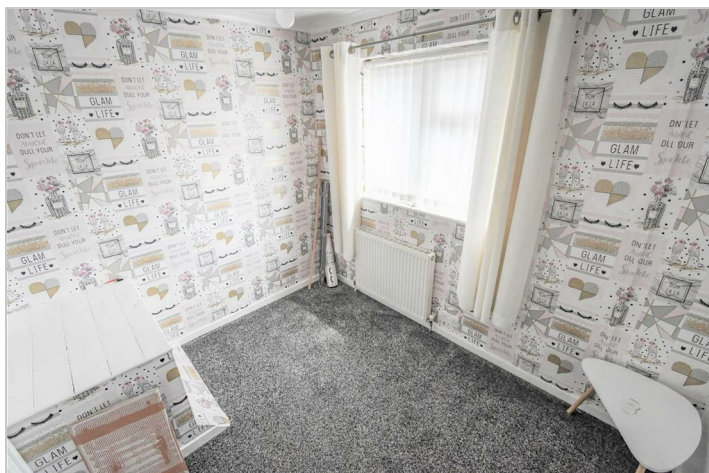
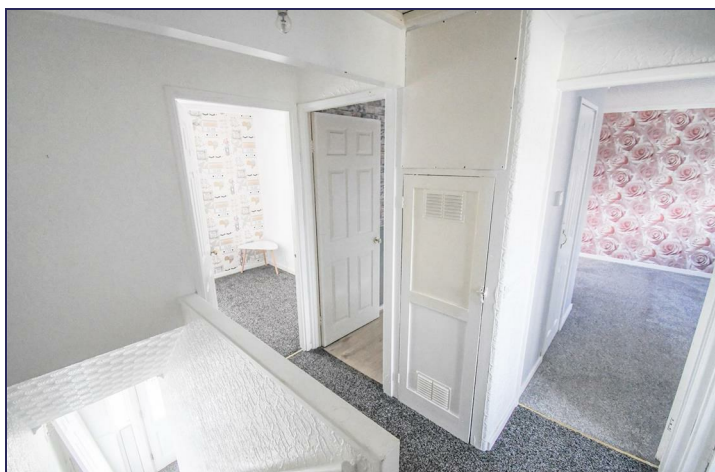
Council Tax

Band A

The local authority is Hull City Council

Tenure

Freehold



Road Map



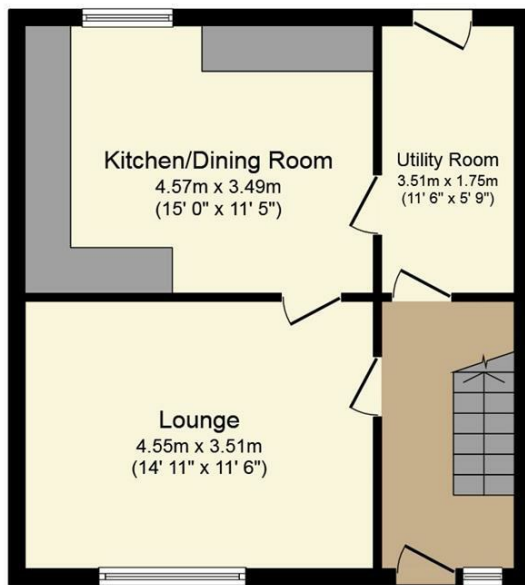
Hybrid Map



Terrain Map

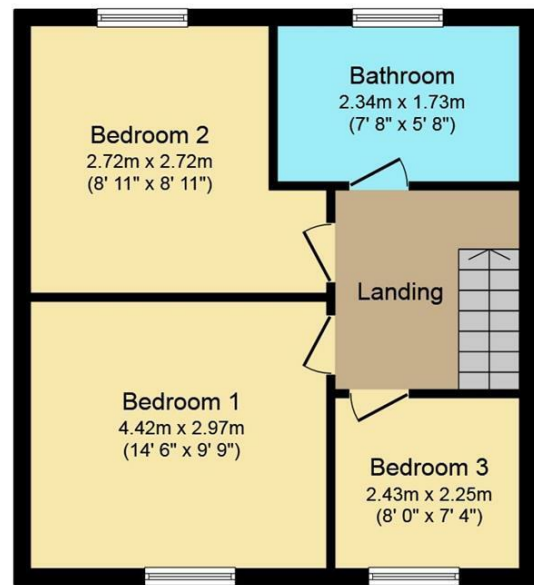


Floor Plan



Ground Floor

Floor area 45.7 sq.m. (492 sq.ft.) approx



First Floor

Floor area 45.7 sq.m. (492 sq.ft.) approx

Total floor area 91.3 sq.m. (983 sq.ft.) approx

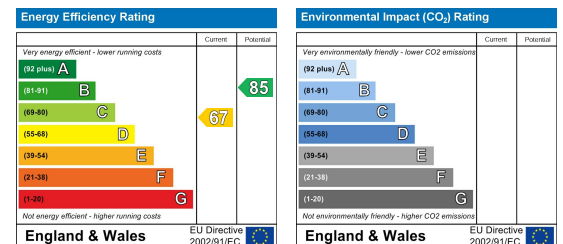
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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