

# Whitakers

Estate Agents



## 42 Mortimer Avenue

Anlaby, HULL, HU10 6UP

Offers Over £165,000



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## Description

A well presented, as well as light and spacious family home in a sought after location. Well situated for schools and amenities this three bedroom home has gas central heating and Upvc double glazing. Situated on a generous sized plot with an outside WC and garden room the property comprises entrance hall, lounge, dining room, fitted kitchen, three good sized bedrooms and the family bathroom. Offered with No chain.

## Entrance hall

Upvc double glazed entrance door and window, gas central heating radiator, coved ceiling, under stairs storage cupboard and staircase leading off to the landing.

## Lounge

12'11" x 12'6" maximum (3.95 x 3.82 maximum)  
Upvc double glazed window, gas central heating radiator, Adam style fire surround with a marbled back and hearth and a living flame fire, and coved ceiling.

## Dining room

10'0" x 8'5" (3.05 x 2.58)  
Upvc double doors leading to the gardens, gas central heating radiator and coved ceiling. Open plan to:

## Kitchen

10'5" x 9'11" (3.18 x 3.04)  
Upvc double glazed window, kickboard heater, fitted with a range of base wall and drawer units with fitted work surfaces and splash backs, stainless steel single drainer sink unit, split level oven and hob, plumbed for an automatic washing machine and

dishwasher, coved ceiling and Karndean type flooring.

## Landing

Coved ceiling and access to the loft space via a pull down ladder and with A Velux type window.

## Bedroom One

12'11" x 12'2" maximum (3.96 x 3.73 maximum)  
Upvc double glazed window, gas central heating radiator, and a range of fitted wardrobes.

## Bedroom Two

12'2" x 9'11" (3.72 x 3.04)  
Upvc double glazed window, gas central heating radiator, coved ceiling and a storage cupboard housing the gas central heating boiler.

## Bedroom Three

9'5" x 8'8" maximum (2.88 x 2.66 maximum)  
Upvc double glazed window, gas central heating radiator, and a range of fitted storage units and cupboards.

## Bathroom

Upvc double glazed window, towel rail central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, vanity wash basin and a low flush WC, Karndean style flooring.

## Gardens

To the front of the property there is an easily maintained garden with a boundary wall. A shared passage leads to the rear where a private gate leads to the rear garden which is lawned with a paved patio area and fencing to the surround. A large

summerhouse or garden room is provided and has power and lighting. In addition the garden has an outside WC, perfect for entertaining together with brick built storage sheds.

### 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.

### 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



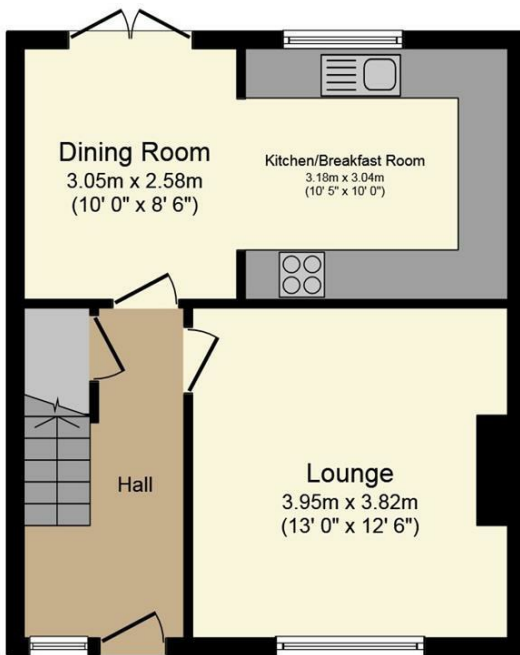
## Hybrid Map



## Terrain Map

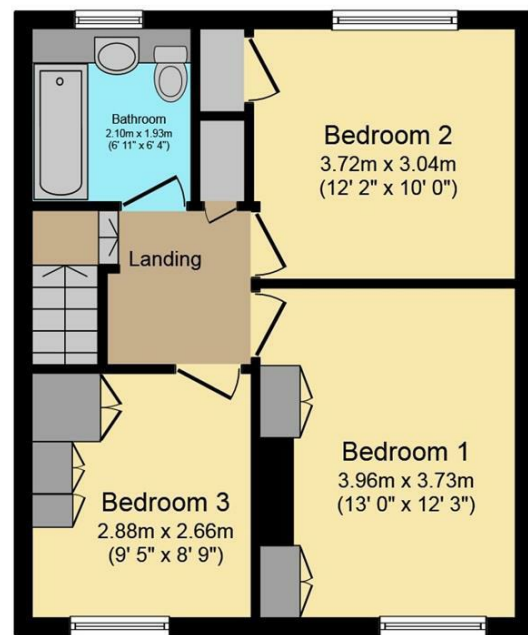


## Floor Plan



### Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



### First Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 84.0 sq. m. (904 sq. ft.) approx

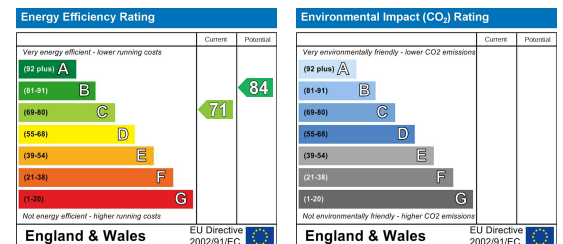
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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