

# Whitakers

Estate Agents



## 98 Faversham Avenue, Hull, HU4 7RE

**£195,000**

Whitakers Estate Agents are pleased to introduce this traditional end-terrace property which has been much extended and enhanced throughout, especially to the ground floor making it ideal for a young family needing extra recreational space.

Externally to the front aspect, there is a gravelled forecourt with brick walling to the surround.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a largely open plan layout consisting of a bay fronted lounge, spacious sitting room, and fitted kitchen with utility room off.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors into the kitchen open into a wooden decking seating area, that descends to a lawned garden with gravelled borders.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled forecourt with brick walling to the surround.

Ground floor

Hall

Composite entrance door with side windows, UPVC double glazed window, central heating and electric radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 10'10" x 9'8" (3.32 x 2.95 )



UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Sitting room 11'2" x 10'4" (3.42 x 3.17 )



Central heating radiator, fitted storage cupboard, and tiled flooring.

Kitchen 15'11" x 11'10" (4.86 x 3.62 )



UPVC double glazed French doors and window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, breakfast bar with integrated sink with mixer tap and storage, and plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Utility room 7'8" x 5'8" (2.34 x 1.75 )



UPVC double glazed window, understairs storage cupboard, worktop with tiles above, plumbing for a washer and a dryer, and tiled flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 12'7" x 10'3" (3.84 x 3.14 )



UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Bedroom two 11'2" x 10'3" (3.42 x 3.14 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 6'8" x 5'9" (2.05 x 1.77 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors into the kitchen open into a wooden decking seating area, that descends to a lawned garden with gravelled borders.

#### Additional features

A path leads to the back of the plot where there is a large detached storage shed, and a gate opening onto the vehicle accessible ten-foot. The residence also benefits from having an outside tap, and a power socket.

#### Aerial view of the property



#### Land boundary



#### Tenure

The property is held under Freehold tenureship

#### EPC rating

EPC rating - D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 9 Mbps / Ultrafast 10000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

#### 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.

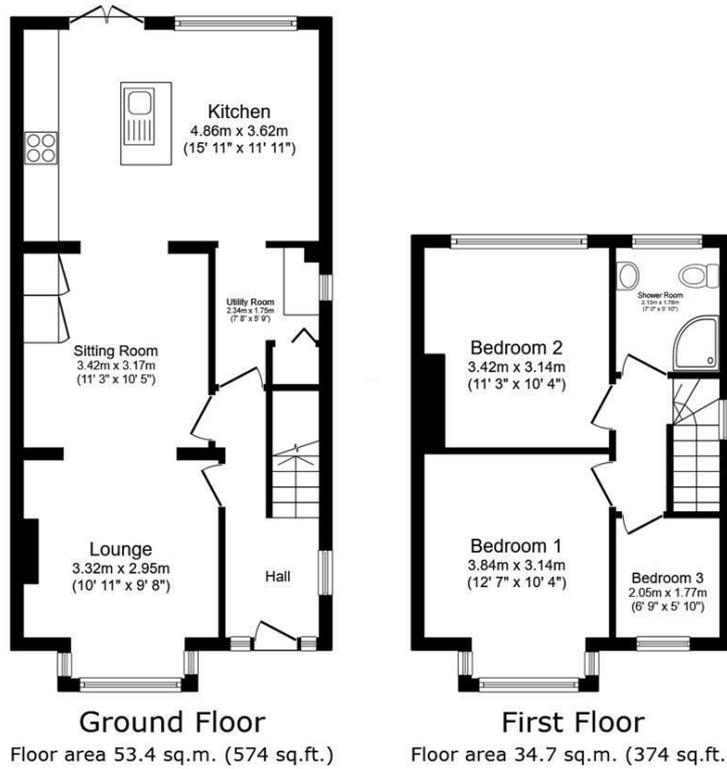
#### Free Market Appraisals / Valuations

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.

#### 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.

# Floor Plan



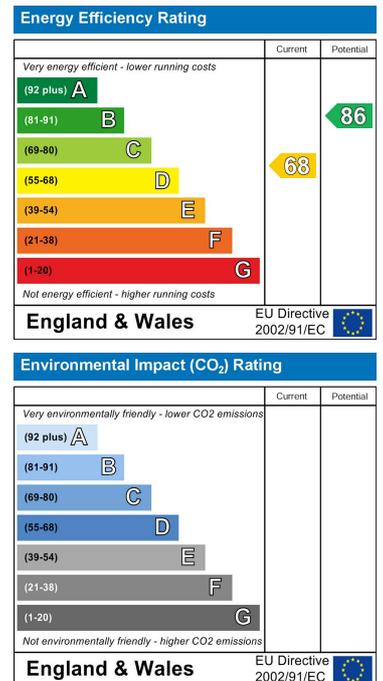
Total floor area: 88.1 sq.m. (948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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