

# Whitakers

Estate Agents



24 St. Nicholas Avenue

, Hull, HU4 7AJ

£158,500



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## Accommodation Comprises

### Entrance

UPVC double glazed door.

### Porch

UPVC double glazed front door and tiled floor.

### Hallway

Stairs leading to the first floor and radiator.

### Lounge Diner

22'10 x 15'8 (6.96m x 4.78m)

UPVC double glazed bay window, gas fire with marble inset and hearth. Understairs storage and vertical radiator.

### Kitchen

12'5 x 8'10 (3.78m x 2.69m)

A range of base, drawer and wall units with worktops above. Integrated double oven with induction hob, fridge freezer, dishwasher, microwave and sink unit with mixer tap.

### Rear Lobby

UPVC double glazed door, plumbing for washing machine, tiled wall and boiler.

### Bathroom

Roof window, low flush WC, panelled bath, vanity sink unit, tiled walls and radiator.

### Conservatory

12'1 x 11'7 (3.68m x 3.53m)

Glass roof and radiator.

### Landing

Loft hatch.

### Bedroom One

10'3 x 11'1 (3.12m x 3.38m)

Two UPVC double glazed windows, two fitted wardrobes and radiator.

### Bedroom Two

12'1 x 8'3 (3.68m x 2.51m)

UPVC double glazed window, fitted wardrobe and radiator.

### Bedroom Three

9'3 x 6'10 (2.82m x 2.08m)

UPVC double glazed window and radiator.

## Externally

### Council Tax

Band B.

### Tenure

Freehold tenure

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 10000 Mbps

## 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.

Tel: 01482 657657

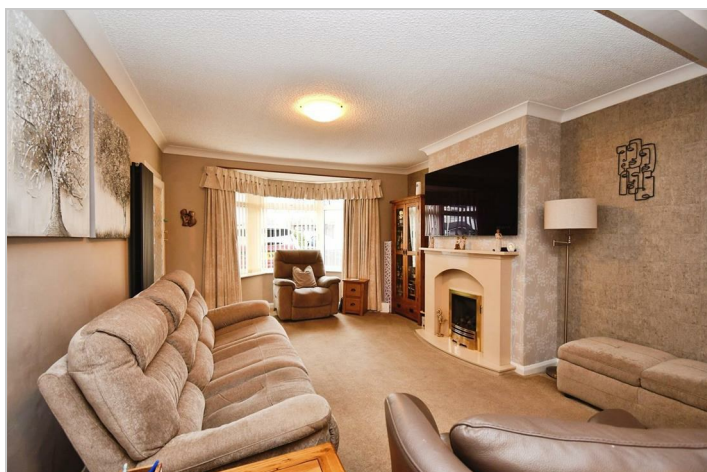
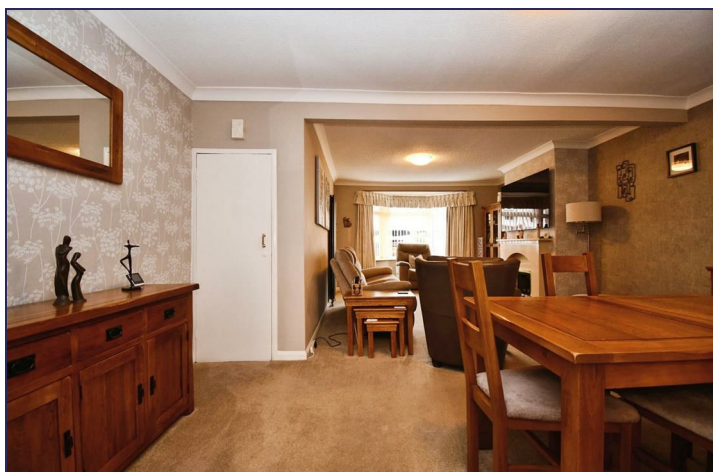
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### 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.



Road Map



Hybrid Map



Terrain Map



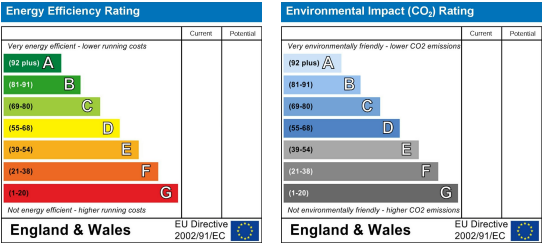
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.