

Whitakers

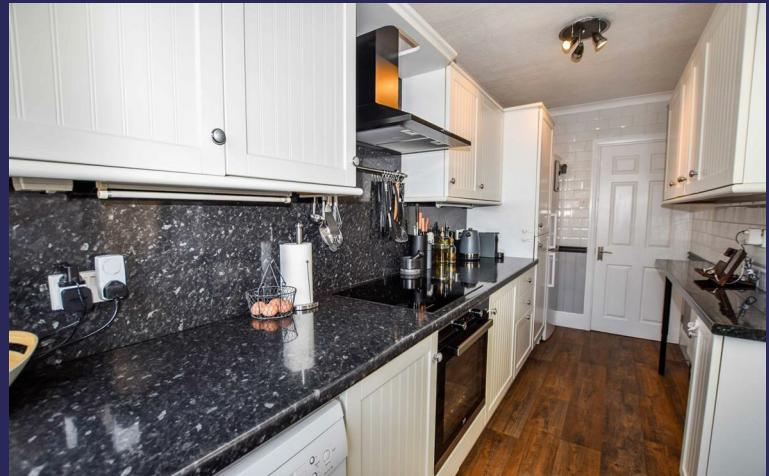
Estate Agents



22 Bernadette Avenue

Anlaby Common, Hull, HU4 7PS

£170,000



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Entrance Hall

With central heating radiator and under stairs storage

Lounge

11'1 x 10'4 (3.38m x 3.15m)

With a central heating radiator, a large UPVC double glazed bay window to the front aspect. Multi fuel burner with Oak mantle above and slate hearth.

Dining Room

12'10 x 10'10 (3.91m x 3.30m)

With UPVC patio doors leading out to the Conservatory.

Kitchen

15'5 x 5'8 (4.70m x 1.73m)

With a range of floor and eye level units with complimentary work surfaces and splash back tiles above. Breakfast bar and UPVC double glazed door and side window. Oven / Hob and Extractor Hood

Conservatory

9'7 x 9'4 (2.92m x 2.84m)

Tiled flooring. Central heating radiator and UPVC double glazed French doors and windows

Landing

With access to the fixed staircase to the boarded loft space.

Bedroom One

13'4 x 8'0 (4.06m x 2.44m)

With UPVC double glazed bay window and range of contemporary fitted wardrobes. Central heating radiator

Bedroom Two

10'6 x 9'0 (3.20m x 2.74m)

UPVC double glazed window and a range of contemporary fitted wardrobes. Central heating radiator

Bedroom Three

7'0 x 6'8 (2.13m x 2.03m)

UPVC double glazed window and central heating radiator

Bathroom

Contemporary suite with fully tiled walls and a paneled bath with a shower over, pedestal sink and a low flush W.C. UPVC double glazed window

Boarded Loft Space

15'4 x 9'11 (4.67m x 3.02m)

Fully boarded with a fixed staircase and Velux window. Storage in the eaves

External

Low maintenance front garden designed for off street parking. The rear garden is also low maintenance in design with artificial grass and paved patio seating area. Garage towards the end with 10 foot access.

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 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.

Additional Services

Whitakers 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.



Road Map



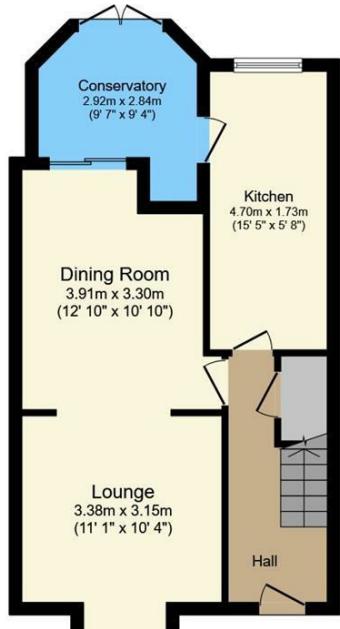
Hybrid Map



Terrain Map

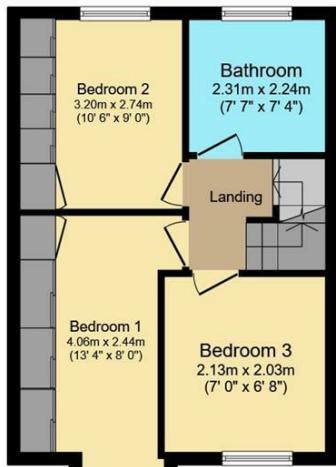


Floor Plan



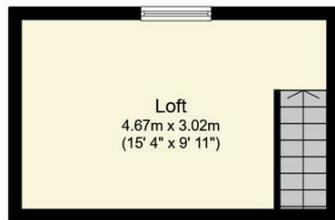
Ground Floor

Floor area 48.1 sq.m. (518 sq.ft.)
approx



First Floor

Floor area 38.6 sq.m. (415 sq.ft.)
approx



Second Floor

Floor area 16.5 sq.m. (178 sq.ft.)
approx

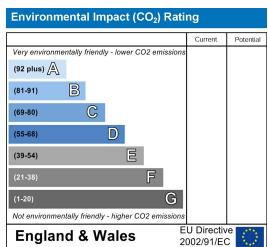
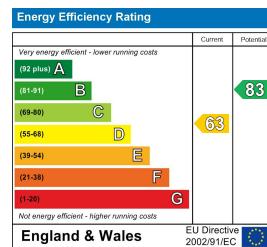
Total floor area 103.2 sq.m. (1,111 sq.ft.) approx

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

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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