

# Whitakers

Estate Agents



## 243 Chanterlands Avenue, Hull, HU5 4DH

**£154,950**

Offered to the market with NO ONWARD CHAIN, this traditional family home is established on Chanterlands Avenue in Hull. Falling into the catchment area of well regarded schools ( subject to availability) and ideally placed to enjoy close proximity to a range of local amenities and transport links to the city centre.

Briefly comprising entrance hall, open plan lounge / dining room, and fitted kitchen to the ground level; the first floor boasts a bay-fronted master bedroom, two double bedrooms, and a shower room.

Externally to the front aspect, there is a gravelled courtyard with boundary walling to the surround. The enclosed rear garden is partly laid to lawn, and complimented with a patio seating area.

Taken together, the accommodation on offer would make an ideal renovation project for those seeking to add value to a property and then sell on, or introduce to the lettings market.

The accommodation comprises

#### Front external

Externally to the front aspect, there is a gravelled courtyard with boundary walling to the surround.

#### Ground floor

##### Hall

Wooden glazed door, and carpeted flooring. Leading to :

##### Open plan lounge / dining room

Lounge 13'11" x 12'1" (4.25 x 3.70 )



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

Dining room 12'3" x 11'2" (3.75 x 3.41 )



UPVC double glazed window, central heating radiator, feature fireplace, under stairs storage cupboard, and carpeted flooring.

Kitchen / diner 19'9" x 8'0" (6.02 x 2.46 )



UPVC double glazed windows and door, central

heating radiator, partly carpeted and partly laminated flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with dual taps, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

#### First floor

##### Split-level landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 15'3" x 11'5" (4.67 x 3.49 )



UPVC double glazed bay window, electric storage heater, built-in storage cupboard, fitted wardrobes and drawers, and carpeted flooring.

Bedroom two 12'0" x 11'2" (3.68 x 3.42 )



UPVC double glazed window, central heating radiator, two built-in storage cupboards, and carpeted flooring.

Bedroom three 11'11" x 8'1" (3.65 x 2.47 )



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

## Shower room



UPVC double glazed window, central heating radiator, partly tiled walls with carpeted flooring, and furnished with a three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps, and low flush W.C.

## Rear external



Externally to the front aspect, there is a gravelled courtyard with boundary walling to the surround. The enclosed rear garden is partly laid to lawn, and complimented with a patio seating area.

## Aerial view of the property

## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070101024302

Council Tax band - B

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 1000 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.

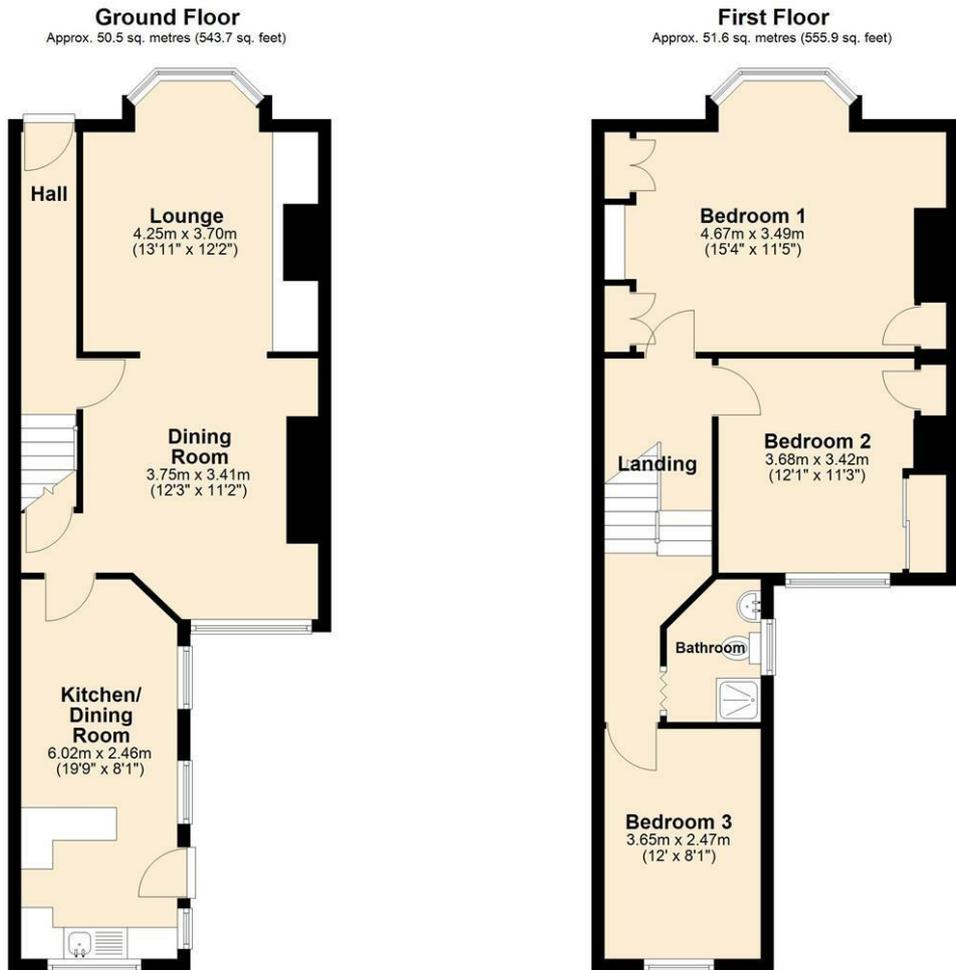
## Free Market Appraisals / Valuations

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

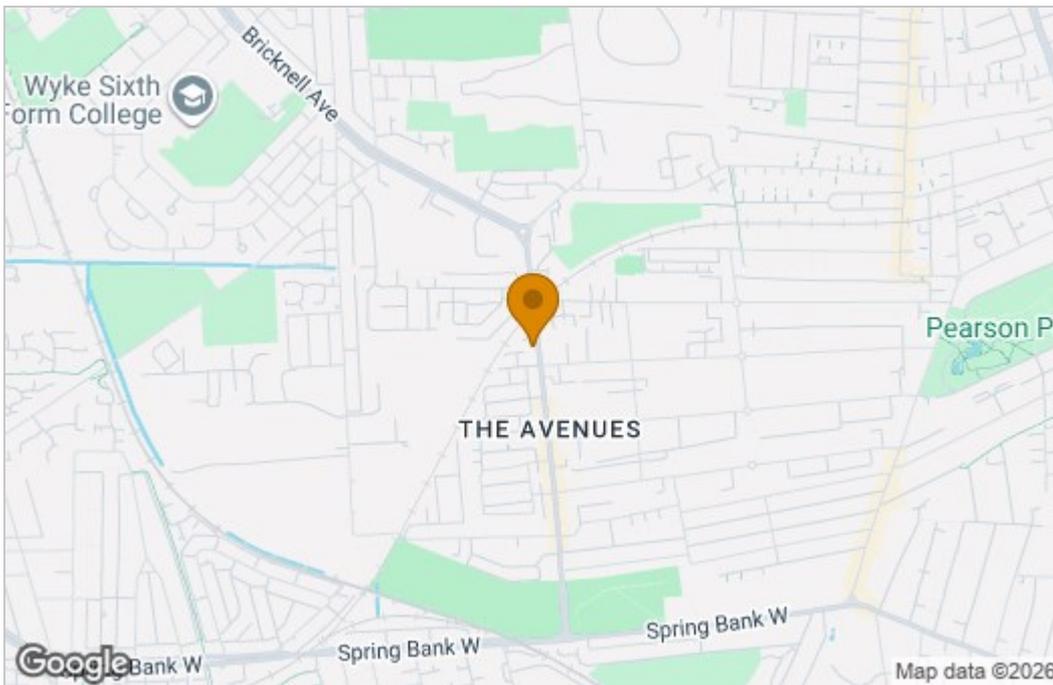
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

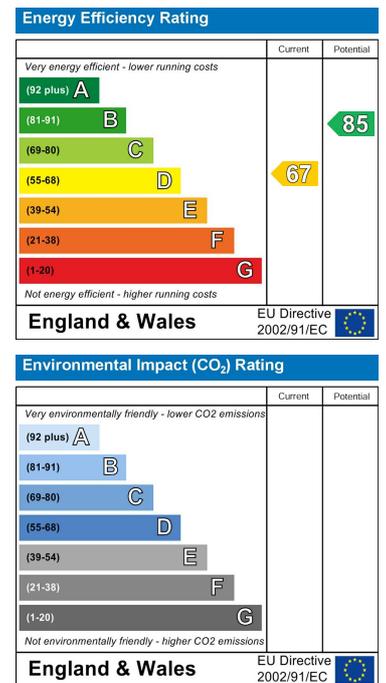


Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.