Whitakers
Estate Agents









18 Hamlyn Avenue, Hull, HU4 6BU

£235,000

NO ONWARD CHAIN

This deceptively spacious four-bedroom family home is offered to the market with no onward chain and occupies a sought-after residential position just off Anlaby High Road.

Well placed for access to a range of well-regarded local schools, excellent transport links and a wide selection of amenities, the property represents an excellent opportunity for growing families.

The well-proportioned accommodation briefly comprises: entrance porch, welcoming entrance hall, lounge, separate sitting room, dining room and fitted kitchen with utility area.
To the first floor are three well-proportioned double bedrooms, with bedrooms one and three benefiting from fitted furniture, together with a well-appointed family bathroom.

Externally, the property enjoys a low-maintenance front garden, while the enclosed rear garden provides an easy-to-maintain outdoor space.

Hamlyn Avenue is a popular residential street, ideally positioned just off Anlaby High Road, with a good range of local schools, shops and everyday amenities within easy reach. There are also excellent transport links providing convenient access to Hull city centre and surrounding areas.
Early viewing is highly recommended to appreciate the space and location on offer.

The Accommodation Comprises

Front External



Ground Floor

Porch
Upvc double glazed French doors leading to the front door

Entrance
With central heating radiator and some period features

Lounge 14'9 x 13'0 (4.50m x 3.96m)



Upvc double glazed bay window and central heating radiator

Sitting Room 13'3 x 12'11 (4.04m x 3.94m)



Upvc double glazed French doors leading to garden and central heating radiator

Dining Room 13'10 x11'11 (4.22m x3.63m)



Focal point with a decorative wooden surround, laminate flooring and central heating radiator

Kitchen 14'9 max narrows to 11'10 x 11'10
(4.50m max narrows to 3.61m x 3.61m)





Floor and eye level units and complimentary work surfaces above, sink with mixer tap. Two Upvc double glazed windows and Upvc double glazed rear door and access to the utility room

Utility 6'0 x 5'1 (1.83m x 1.55m)
Upvc double glazed window, plumbed for a washing machine and low flush toilet and wash basin

First Floor

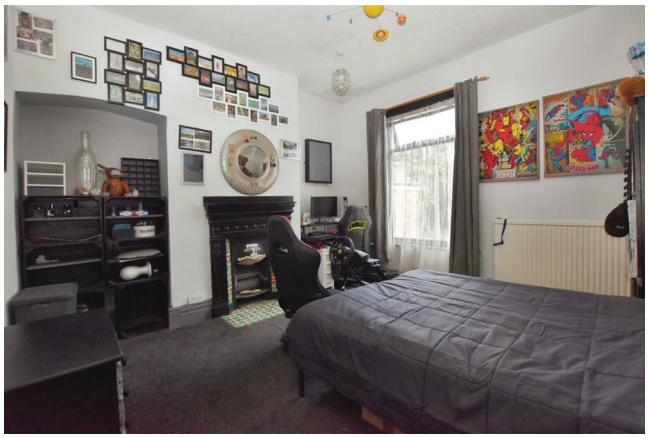
Landing
Split level landing giving access to all the rooms

Bedroom One 13'0 x 11'3 (3.96m x 3.43m)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed bay window

Bedroom Two 13'3 x 12'11 (4.04m x 3.94m)



Upvc double glazed window and central heating radiator

Bedroom Three 9'11 x 10'5 (3.02m x 3.18m)



Fitted slide wardrobes, Upvc double glazed window and central heating radiator

Bedroom Four 9'0 x 6'5 (2.74m x 1.96m)

With Upvc double glazed window and central heating radiator

Bathroom 8'1 x 10'4 (2.46m x 3.15m)



Four piece suite with walk in shower enclosure and mixer shower, freestanding bath with claw foot, pedestile sink and a low flush toilet. Two Upvc double glazed windows and tiled walls and flooring

External





Low maintenance front garden. The rear garden is enclosed to the boundary and again low maintenance by design with pavers and a raised decked seating area.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information

Construction -
Conservation Area -
Flood Risk -
Mobile Coverage / Signal -
Broadband -
Coastal Erosion -
Coalfield or Mining Area -

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

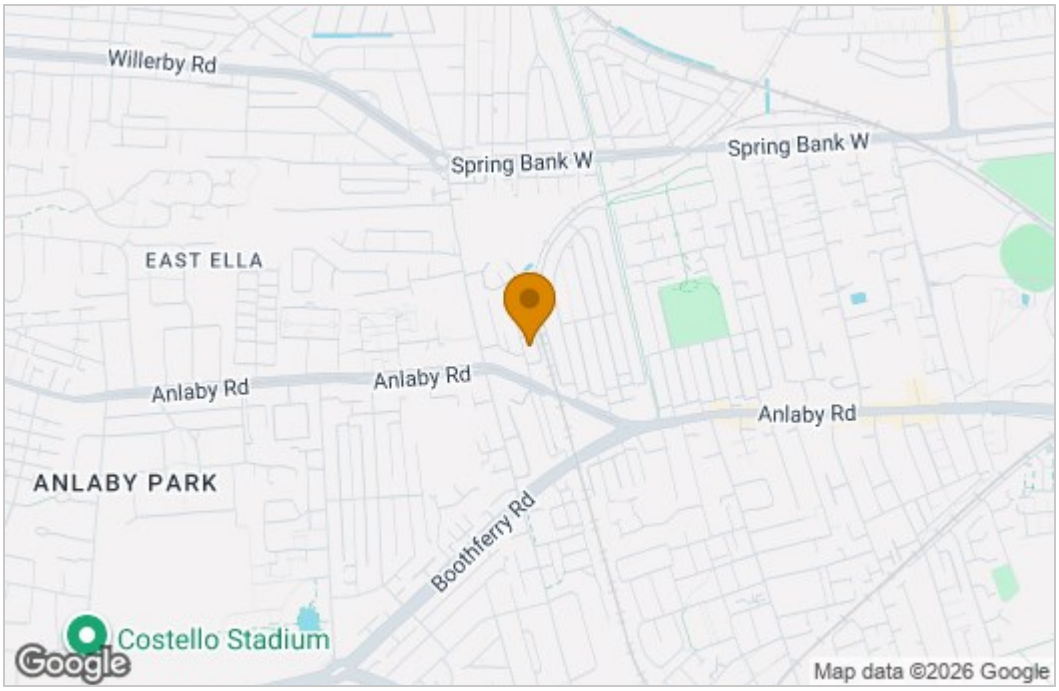
Free Market Appraisals / Valuations

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.

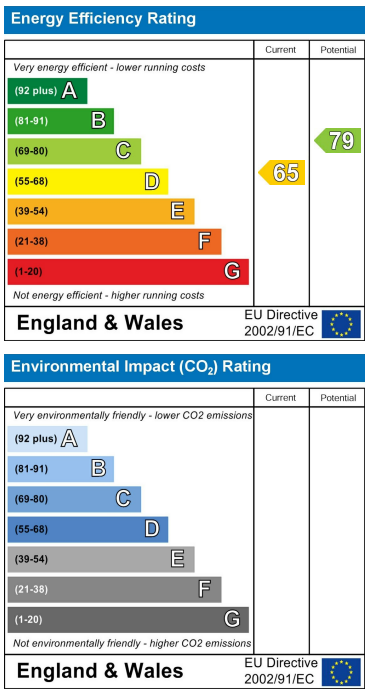
Floor Plan



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

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