

Whitakers

Estate Agents



94 Bethune Avenue

, Hull, HU4 7EL

£135,000



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The Accommodation Comprises

Ground Floor

Entrance

Wooden glazed front door

Hallway

Understairs store and central heating radiator.

Lounge

13'10 x 12'08 (4.22m x 3.86m)

With Upvc double glazed bay window, central heating radiator and Gas fire with a marble inset and hearth.

Dining Room

11'02 x 10'11 (3.40m x 3.33m)

With Upvc double glazed patio doors leading to the garden and central heating radiator.

Kitchen

17'06 x 7'08 narrows to 6'10 (5.33m x 2.34m narrows to 2.08m)

With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Sink with mixer tap, Upvc double glazed and door. Store cupboard.

First Floor

Landing

Upvc double glazed

Bedroom One

10'08 x 9'11 tfw (3.25m x 3.02m tfw)

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

Bedroom Two

13'11 x 10'0 tfw (4.24m x 3.05m tfw)

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

Bedroom Three

7'0 x 7'07 (2.13m x 2.31m)

With Upvc double glazed window and central heating radiator.

Bathroom

6'11 x 5'05 (2.11m x 1.65m)

With a panelled bath, electric shower above. Pedestal sink and Upvc double glazed window.

W.C

With a low flush toilet and Upvc double glazed window.

External

With a gated front garden which is low maintenance for off street parking leading to the garage and side plot which is laid to lawn. The rear garden is enclosed to the boundary and again mainly laid to lawn

Land boundary

Tenure

The property is freehold.

EPC Rating

EPC- TBC

Council Tax Band

Council Tax Band- B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - No

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.



Road Map



Hybrid Map



Terrain Map



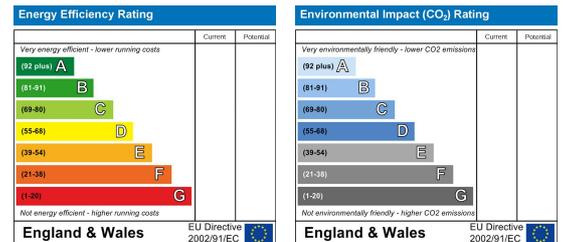
Floor Plan



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