

Whitakers

Estate Agents



55 Colville Avenue, Hull, HU4 7RN

£169,950

Introducing this neatly presented mid-terrace property which would make an ideal home for a growing family seeking to take advantage of the range of amenities, transport links, and leisure facilities local to Anlaby High Road.

Externally to the front aspect, there is an alpine forecourt with a block paved path to the entrance door, and a combination of wooden and wrought iron fencing to the surround.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a bay fronted lounge, and fitted kitchen with open plan aspect to the sitting dining room.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a shower room furnished with a three-piece suite.

French doors in the dining area open onto the southerly facing rear garden which is partly laid to lawn with well-stocked borders, and complimented with a patio seating area.

An Indian sandstone paved path leads to the end of the plot, and a gate in the boundary fencing that opens to the vehicle accessible ten-foot and detached garage.

The accommodation comprises

Front external



Externally to the front aspect, there is an alpine forecourt with a block paved path to the entrance door, and a combination of wooden and wrought iron fencing to the surround.

Ground floor

Hall

Composite entrance doors with side windows, central heating radiator, two under stairs storage cupboards, and laminate flooring. Leading to :

Lounge 15'2" x 11'2" (4.63 x 3.41)

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

Kitchen 14'11" x 5'5" (4.56 x 1.67)

UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with hob and extractor hood above.

Sitting dining room 19'10" x 10'8" (6.05 x 3.26)



UPVC double glazed French doors, central heating radiator, feature fireplace with alcove lighting, fitted shelves, and laminate flooring.

First floor

Landing

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

Bedroom one 12'2" x 10'9" (3.71 x 3.29)



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

Bedroom two 10'11" x 10'9" (3.34 x 3.28)



UPVC double glazed window, central heating radiator, fitted storage shelves and clothing rail, and carpeted flooring.

Bedroom three 6'2" x 5'9" (1.90 x 1.77)



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

Shower room



UPVC double glazed window, central heating radiator, partly tiled and panelled to splashback areas, and furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining area open onto the southerly facing rear garden which is partly laid to lawn with well-stocked borders, and complimented with a patio seating area.

Off-street parking and garaging

An Indian Sandstone paved path leads to the end of the plot, and a gate in the boundary fencing that opens to the vehicle accessible ten-foot and detached garage.

Other features

The residence benefits from being UPVC double glazed throughout with gas central heating that is controlled using a Hive wireless system that will remain in the property upon completion.

Aerial view of the property



Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL044055000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 Mbps / Ultrafast 10000 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.

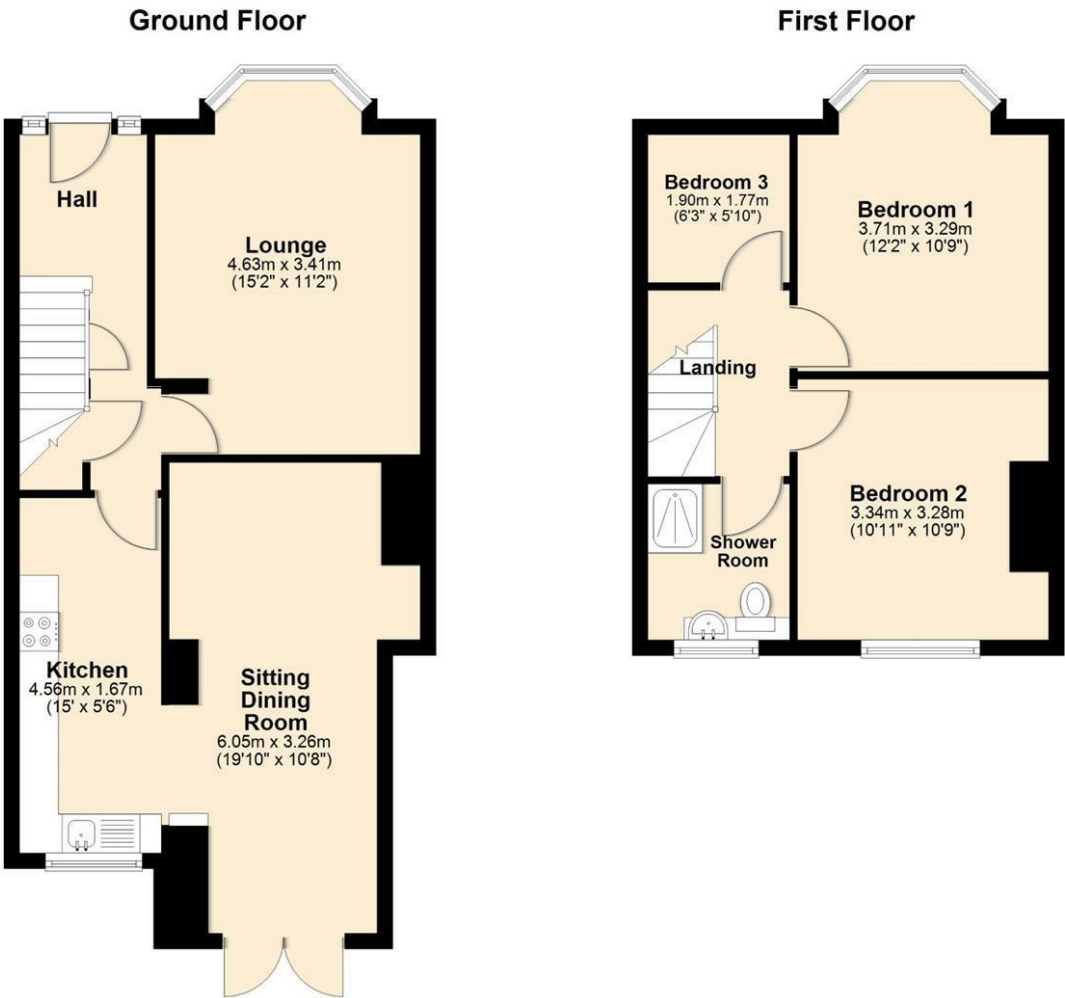
Free Market Appraisals / Valuations

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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.

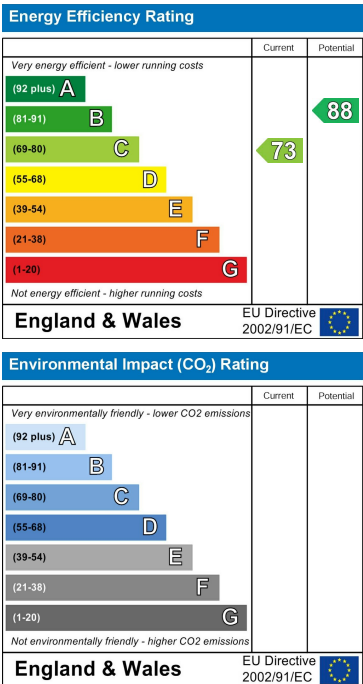
Floor Plan



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.