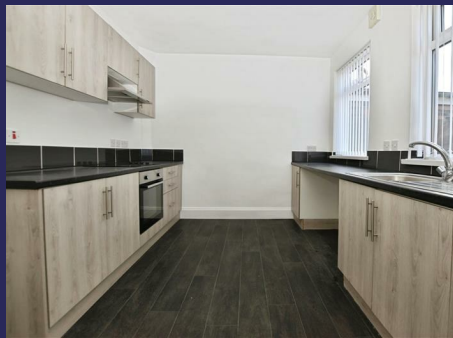


Whitakers

Estate Agents



3 Avondale, Hull, HU4 7BN

£130,000

No Onward Chain!

This neat and tidy three bed property is offered to the market with no onward chain, benefiting from a recent refurbishment throughout, and altered from its original design, this well presented property is ready to move straight into and enjoy from day one.

The main features include - entrance, spacious lounge, full width fitted kitchen / diner with rear lobby and useful W.C located just off.
The first floor boasts three good bedrooms and the well appointed family shower room.

Externally to the front of the property is a low maintenance garden which is mainly laid to stone, the rear garden is also enclosed to the boundary which is mainly laid to lawn with a paved patio area and enclosed to the boundary.

This property should appeal to a wide range of buyers, perfect as a first step onto the ladder, ideal for families looking to be in this popular location and should also work for the Buy To Let investor looking to increase their portfolio.

The Accommodation Comprises

Ground Floor

Entrance

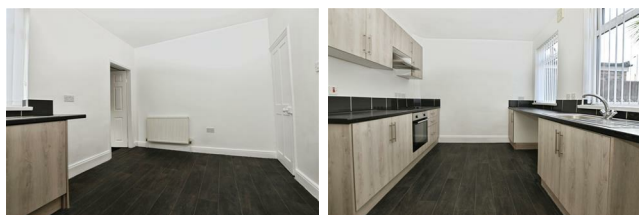
Upvc door with stair leading to the first floor

Lounge 13'04 x 12'10 (4.06m x 3.91m)



Upvc double glazed bay window and central heating radiator. Focal point with wooden surround.

Kitchen / Diner 16'06 x 9'07 (5.03m x 2.92m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Two Upvc double glazed windows. Oven / Hob and Hood above, Sink with mixer tap. Under stairs storage cupboard and central heating radiator.

Rear Lobby 6'05 x 4'09 (1.96m x 1.45m)

With central heating radiator and Upvc double glazed rear door

W.C



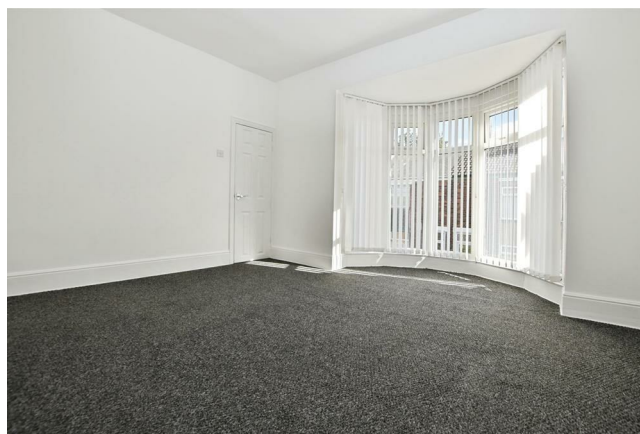
Low flush toilet with wash basin and a Upvc double glazed window.

First Floor

Landing

Loft hatch and access to the rooms.

Bedroom One 13'04 x 10'02 (4.06m x 3.10m)



Upvc double glazed bay window and central heating radiator. Store cupboard.

Bedroom Two 9'07 x 7'07 (2.92m x 2.31m)



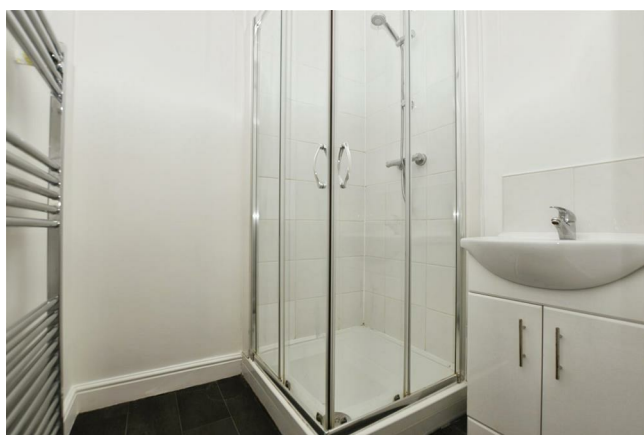
Upvc double glazed window and central heating radiator.

Bedroom Three 9'07 x 7'07 (2.92m x 2.31m)



Upvc double glazed and central heating radiator.

Shower Room 8'07 x 8'01 (2.62m x 2.46m)



Walk in shower enclosure with mixer shower above, vanity sink and central heating radiator.

External



Low maintenance garden to the front mainly laid to gravel / stone. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio area.

EPC rating

EPC rating D.

Council Tax

Council Tax Band A

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

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.

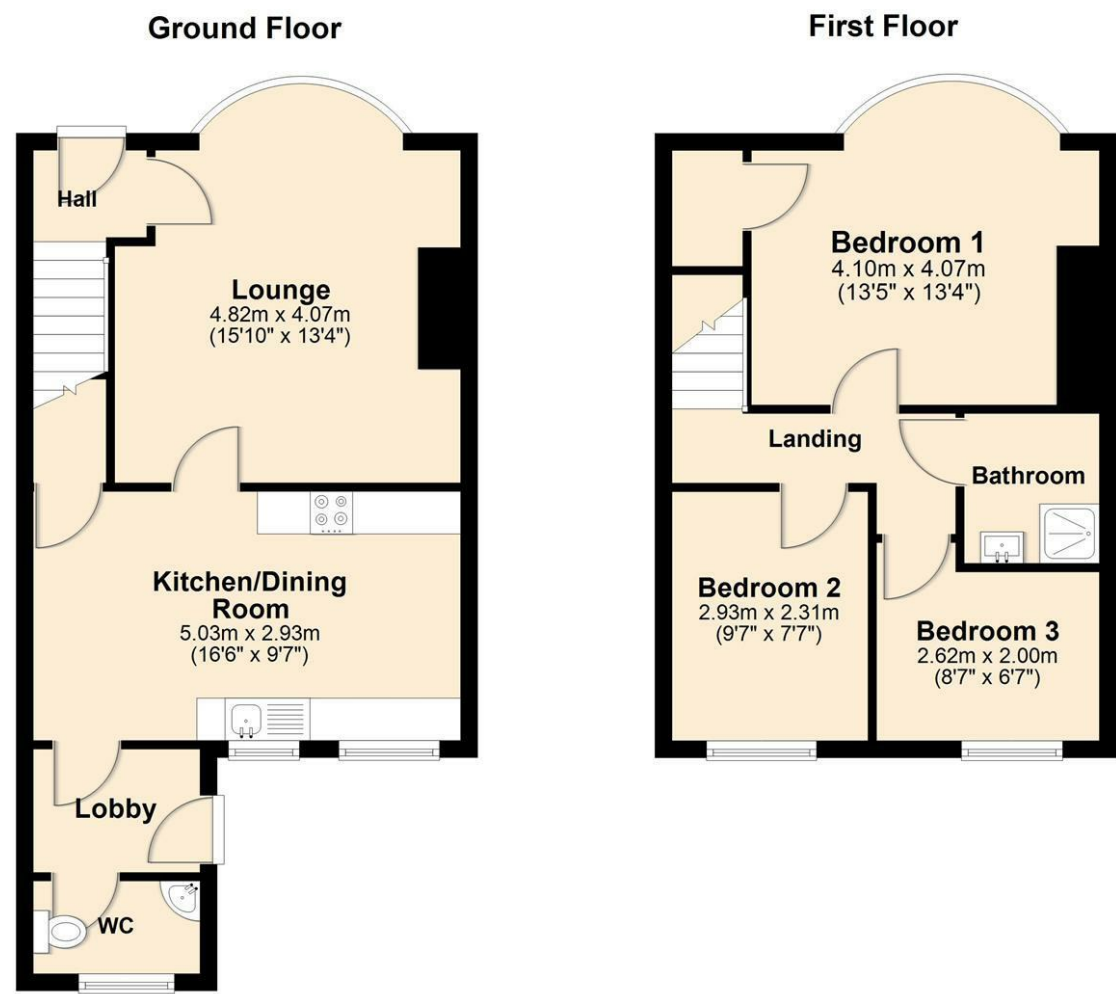
Agents Notes

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.

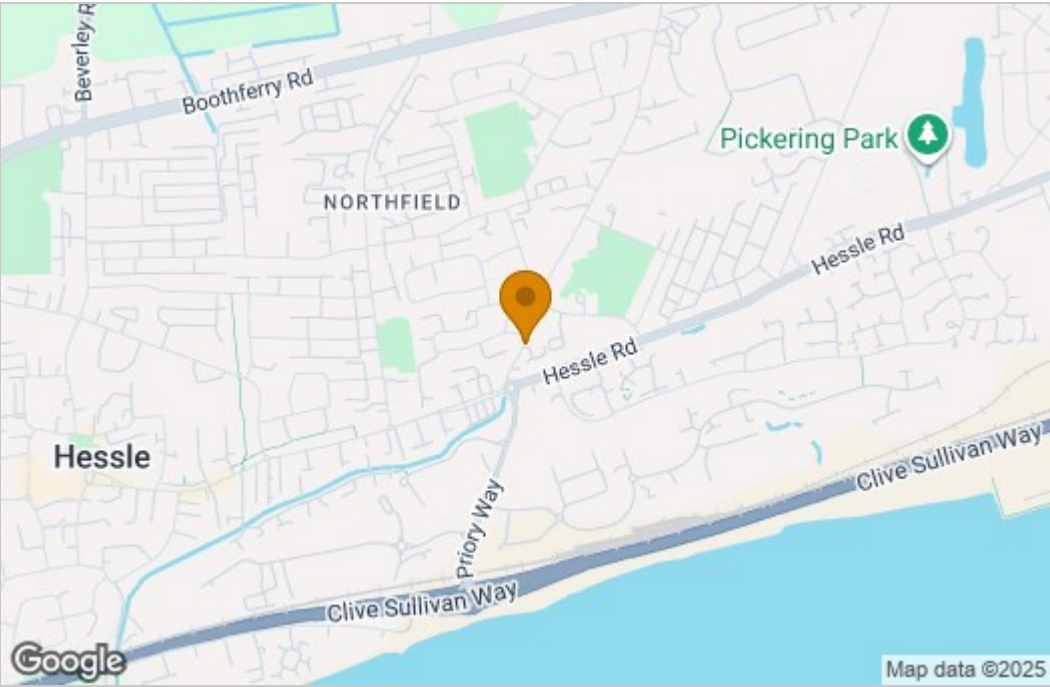
Free Market Appraisals / Valuations

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.

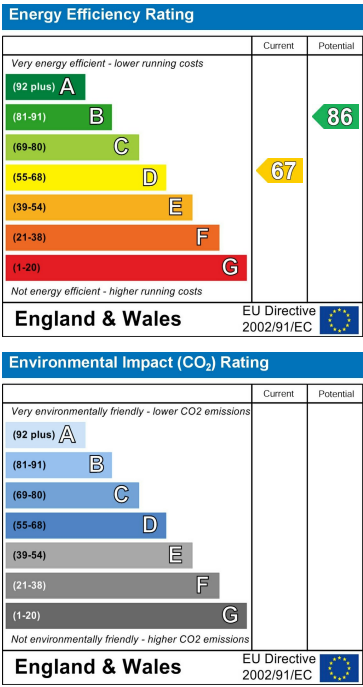
Floor Plan



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.