

# Whitakers

Estate Agents



## 17 Hayburn Avenue, Hull, HU5 4NB

**£165,000**

This well presented three-bedroom property is offered to the market in move-into condition, enjoying a fantastic position within a highly popular residential area. Ideally placed for well regarded local schools, excellent transport links into the city centre, and a wide range of nearby amenities, this property represents an outstanding opportunity for first-time buyers and growing families alike.

The accommodation briefly comprises a welcoming entrance hall, separate dining room, comfortable lounge and a modern fitted kitchen. To the first floor are three well proportioned bedrooms, with bedrooms one and two benefiting from built-in storage, together with a well appointed family bathroom suite.

Externally, the property offers a low-maintenance front garden, while the enclosed rear garden provides a private outdoor space, mainly laid to lawn with a patio seating area ideal for entertaining or family use.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Upvc double glazed front door and side window.

#### Hallway

Laminate flooring, central heating radiator and understairs storage cupboard.

#### Dining Room 10'11 x 11'06 (3.33m x 3.51m)



Upvc double glazed bay window and central heating radiator.

#### Lounge 10'11 x 12'09 (3.33m x 3.89m)



Upvc double glazed doors to the garden.

#### Kitchen 18'11 max x 8'05 max narrows to 4'8 (5.77m max x 2.57m max narrows to 1.42m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Upvc double glazed door and window. Central heating radiator, Oven, Hob and Hood above. Sink with mixer tap.

### First Floor

#### Landing

Loft hatch

#### Bedroom One 10'11 x 10'8 (3.33m x 3.25m)



Upvc double glazed window and central heating radiator. Built in store cupboard.

#### Bedroom Two 12'9 max x 10'7 (3.89m max x 3.23m)



Upvc double glazed window and central heating radiator. Built in store cupboard.

#### Bedroom Three 6'11 x 5'11 (2.11m x 1.80m)



With Upvc double glazed window and central heating radiator.

Bathroom 5'11 x 5'6 (1.80m x 1.68m)



With a panelled bath, pedestal sink and a low flush toilet. Electric shower and Upvc double glazed window and a central heating radiator.

External



Walled front garden which is laid to lawn. The rear garden is enclosed to the boarders, again mainly laid to lawn with a paved patio seating area.

EPC

EPC rating - C

Tenure

This property is Freehold.

Council Tax

Council Tax band - B

Local Authority - Kingston Upon Hull

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 17 Mbps Ultrafast 10000 Mbps

Coastal Erosion -N/A

Coalfield or Mining Area -No

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

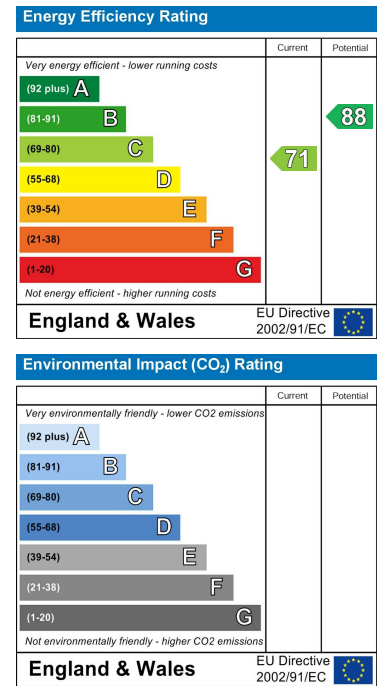


Total area: approx. 79.6 sq. metres (857.3 sq. feet)

# Area Map



# Energy Efficiency Graph



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