

Whitakers

Estate Agents



191 Sharp Street, Hull, HU5 2AE

£152,500

No Onward Chain!

This modern three-bedroom end-terrace property is offered to the market with no onward chain, occupying a generous corner plot just off Newland Avenue. Ideally positioned for well-regarded local schools, a wide range of amenities and excellent access to the city centre, the property will appeal to families and first-time buyers seeking a move-in ready home in this highly sought-after location.

The accommodation briefly comprises a spacious entrance hallway leading through to a superb open-plan kitchen/living area, creating a fantastic space for modern living and entertaining, with doors opening directly onto the rear garden.

To the first floor are three well-proportioned bedrooms, including a fitted master bedroom, together with the family bathroom suite.

Externally, the property benefits from a lawned front garden, allocated parking to the side, and a fully enclosed rear garden, again mainly laid to lawn, providing an ideal outdoor space for families and entertaining.

The ever-popular Newland Avenue is renowned for its excellent mix of independent shops, cafés, bars and restaurants, making this a vibrant and convenient place to live while still offering easy access to the city centre and surrounding areas.

Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance

Entrance door and two Upvc double glazed windows, staircase to the landing off and leads to:

Cloak Room



Upvc double glazed window, low flush WC and a vanity wash basin.

Open plan Kitchen living room 25'3" x 14'11"
(7.72m x 4.56m)



Upvc double glazed French windows leading to the garden, further Upvc double glazed window to the side elevation, laminate flooring and an under stairs storage cupboard.

Kitchen Area



Fitted with a range of base wall and drawer units with fitted worktops, breakfast bar and upstands, integrated appliances, stainless steel single drainer sink unit. Split level oven and hob with a cooker hood over.

First Floor

Landing

Leads to:

Bedroom One 10'0" x 11'7" (3.05m x 3.54m)



Upvc double glazed windows and fitted wardrobes.

Bedroom Two 12'11" x 8'2" (3.94m x 2.49m)



Upvc double glazed window.

Bedroom Three 10'2" x 6'6" (3.12m x 1.99m)



Upvc double glazed window.

Bathroom



Partially tiled with a fitted with a three piece suite comprising P shaped panelled bath with a shower over and shower screen, vanity wash basin and a low flush WC

External



To the front of the property there is a lawned garden. At the rear of the property there is a further lawned garden with a patio area and fencing to surround.

Parking



One allocated parking space to the side of the property.

EPC rating

EPC rating - B

Tenure

This property is Freehold.

Council Tax band

Council Tax band - B

Local Authority - Kingston Upon Hull

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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

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

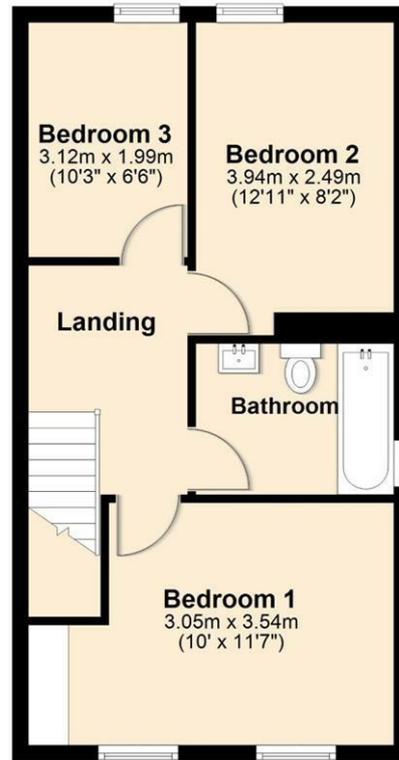
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Floor Plan

Ground Floor

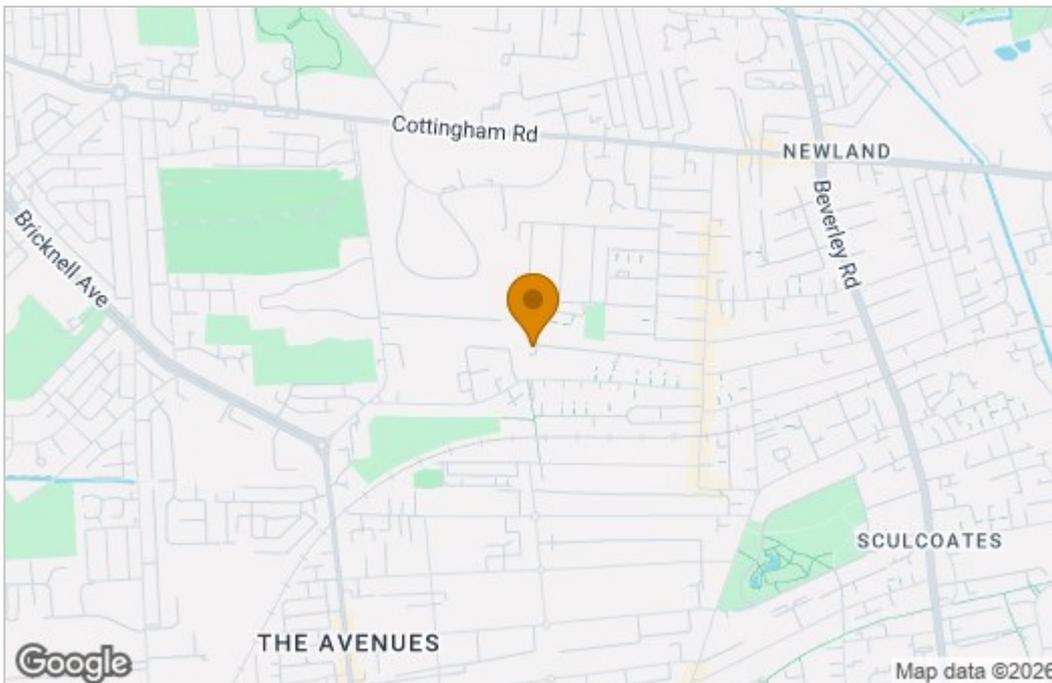


First Floor

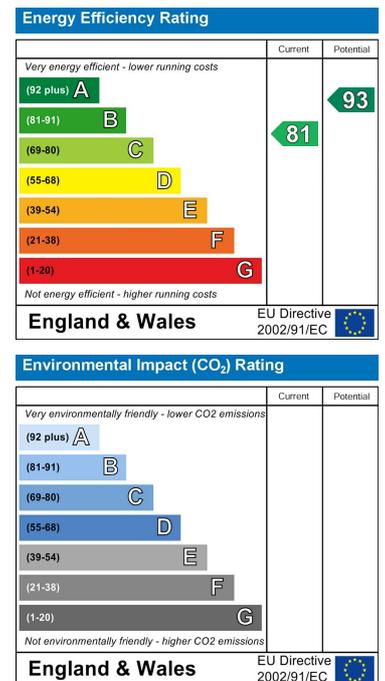


Total area: approx. 83.8 sq. metres (902.5 sq. feet)

Area Map



Energy Efficiency Graph



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