

Whitakers

Estate Agents



80 Norland Avenue

, Hull, HU4 7SU

£225,000

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Description

This immaculate four bed property has been the subject of vast improvement over the years, much enhanced from its original design to now incorporate four double bedrooms, ideal for the growing family looking to be in this ever popular location.

The main features include - entrance, front lounge and a fantastic open plan kitchen / diner. The first floor boasts four double bedrooms (beds one, two and three fitted) along with the well appointed family bathroom suite.

Externally to the front is a low maintenance garden, mainly laid to gravel with driveway for off street parking. The rear garden is also low maintenance in design, with a raised decked seating area and the rest is laid to slate stone.

Norland avenue is situated in Anlaby park, well placed to access good amenities and boasts great local schools close by making this the perfect choice for the growing family.

Early viewings are advised.

The Accommodation Comprises

Front External

Externally to the front of the property there is a low maintenance garden which is enclosed to the boundary with brick walling. A block paved path leads to the carport.

Ground Floor

Porch

Upvc double glazed door and leading to:

Hallway

Laminate flooring and leading to:

Lounge

16'6" x 14'7" (5.03m x 4.47m)

Upvc double glazed bay window, two central heating radiators and laminate flooring.

Kitchen / Diner

16'4" x 8'5" (5.00m x 2.59m)

Upvc double glazed door and Upvc double glazed French doors leading to the rear external, Upvc double glazed window to the rear elevation, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, double oven, hob with hood above, plumbed for a washing machine and breakfast bar. There is a useful large utility cupboard with space for a fridge, tumble dryer and room for other electrical items and storage.

First Floor

Landing

Central heating radiator, airing cupboard and access to the loft hatch.

Bedroom One

10'7" x 9'1" (3.25m x 2.79m)

Upvc double glazed window to the front elevation, central heating radiator, fitted wardrobe and laminate flooring.

Bedroom Two

9'1" x 8'5" (2.79m x 2.59m)

Upvc double glazed window to the rear elevation, central heating radiator, fitted wardrobe and laminate flooring.

Bedroom Three

14'7" x 7'6" (4.45m x 2.29m)

Two Upvc double glazed windows to the front elevation, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Four

15'7" x 6'3" (4.75m x 1.93m)

Upvc double glazed window to the rear elevation, central heating radiator and carpeted flooring.

Bathroom

6'11" x 5'4" (2.13m x 1.63m)

Upvc double glazed window to the rear elevation, central heating radiator, fully tiled and fitted with a three piece suite comprising walk in shower enclosure with mixer taps, vanity wash basin with mixer taps and low flush W.C.

Rear External

Externally to the rear there is a low maintenance garden: mainly laid to with slate chipping and enjoying a raised decked seating area. and enclosed at the perimeter with wooden fencing. A gate leads to the off-street parking beyond made available via a paved landing spot.

Tenureship

The property is held under Freehold tenureship.

Council Tax Band

Council Tax Band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC Rating - C

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

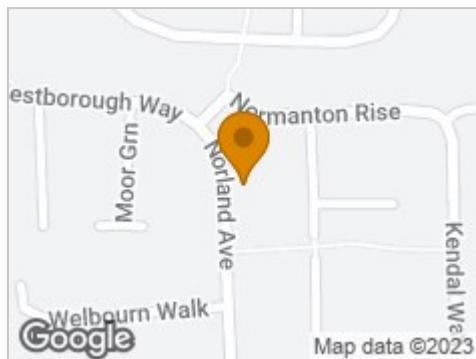
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.



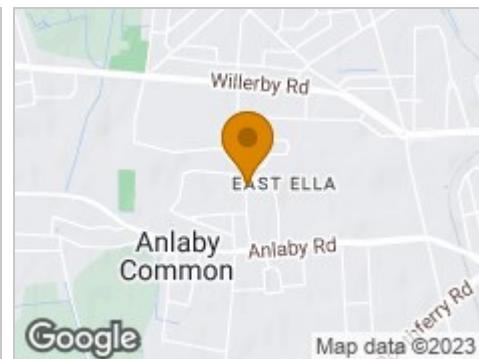
Road Map



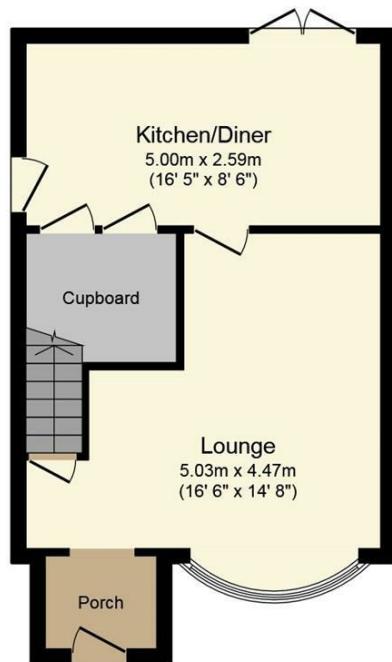
Hybrid Map



Terrain Map

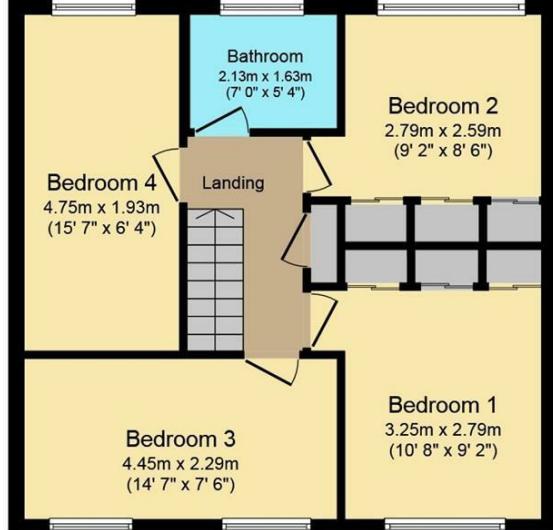


Floor Plan



Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.) approx



First Floor

Floor area 52.5 sq.m. (565 sq.ft.) approx

Total floor area 91.9 sq.m. (989 sq.ft.) approx

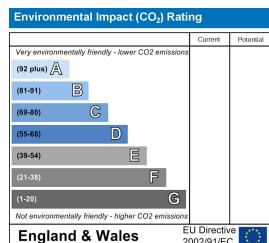
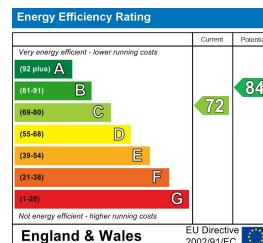
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



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