

Whitakers

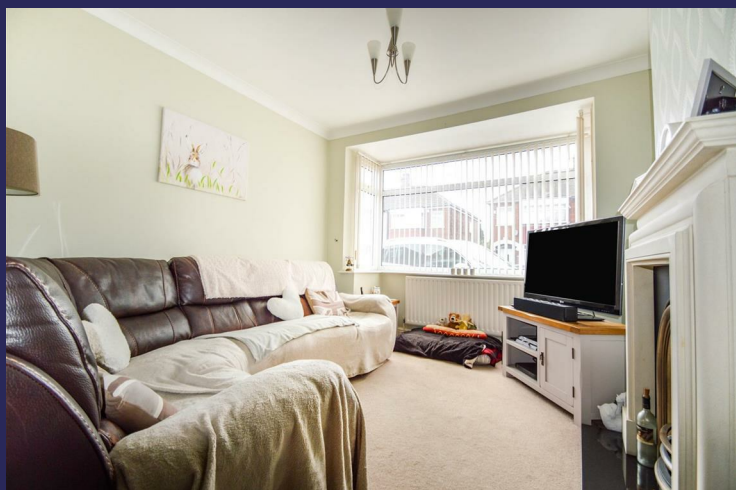
Estate Agents



49 Bernadette Avenue

, Anlaby Common, HU4 7PZ

Offers Over £200,000



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Description

This deceptively spacious three bed end property has been altered from its original design, making it an ideal home for the growing family, in this ever popular location.

The main features include; entrance, front lounge with bay window, open plan dining room and almost full width fitted kitchen / diner with French doors that open out to the garden. The first floor boasts three good bedrooms (beds one and two fitted) along with the well appointed family bathroom suite and fixed staircase to the boarded loft space.

Externally to the front of the property is a low maintenance garden designed for off street parking, the rear garden is mainly laid to lawn grass with block paved patio seating area and additional parking beyond and garage.

Early viewings advised to fully appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Porch

Upvc double glazed door leading to:

Hallway

Upvc double glazed door, central heating radiator and laminate flooring.

Lounge

11'1" x 10'5" (3.40m x 3.18m)

Upvc double glazed bay window to the front elevation, central heating radiator and gas fire with marbled inset and hearth.

Dining Room

17'1" x 10'5" (5.23m x 3.20m)

Central heating radiator, built in storage cupboard and double doors leading to:

Kitchen / Dining Room

16'2" x 10'9" (4.93m x 3.30m)

Upvc double glazed French doors leading to the rear external, Upvc double glazed window to the rear elevation, tiled walls, central heating radiator and fitted with a range of white floor and eye level units, contemporary worktops with splashback tiles above and oven with hob and hood over.

First Floor

Landing

With fixed stairways leading to the loft. Leading to:

Bedroom One

13'6" x 9'1" (4.14m x 2.77m)

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

Bedroom Two

10'7" x 8'7" (3.25m x 2.64m)

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

Bedroom Three

7'6" x 6'11" (2.31m x 2.13m)

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

Bathroom

6'2" x 6'1" (1.90m x 1.87m)

Upvc double glazed window to the front elevation, central heating radiator, fully tiled and fitted with a three piece suite comprising P shaped panelled bath, pedestal sink and low flush W.C.

Tel: 01482 657657

External

Externally to the front of the property there is a low maintenance garden which allows off-street parking. To the rear there is a lawned garden with a block paved patio seating area with access to the garage and further off-street parking.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax Band - B

Local Authority - East Riding of Yorkshire

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

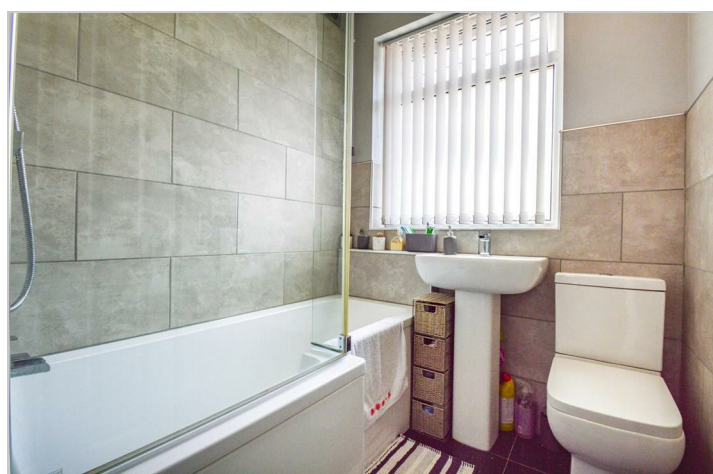
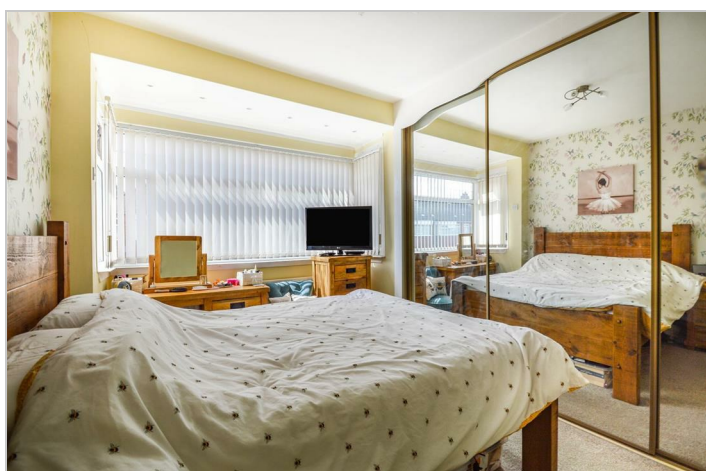
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.



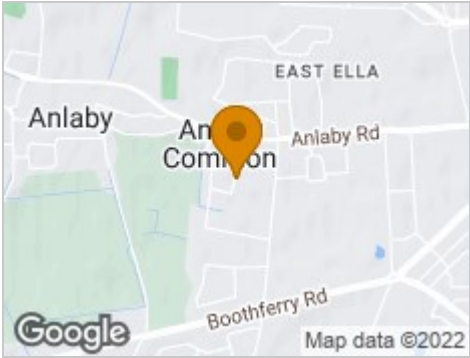
Road Map



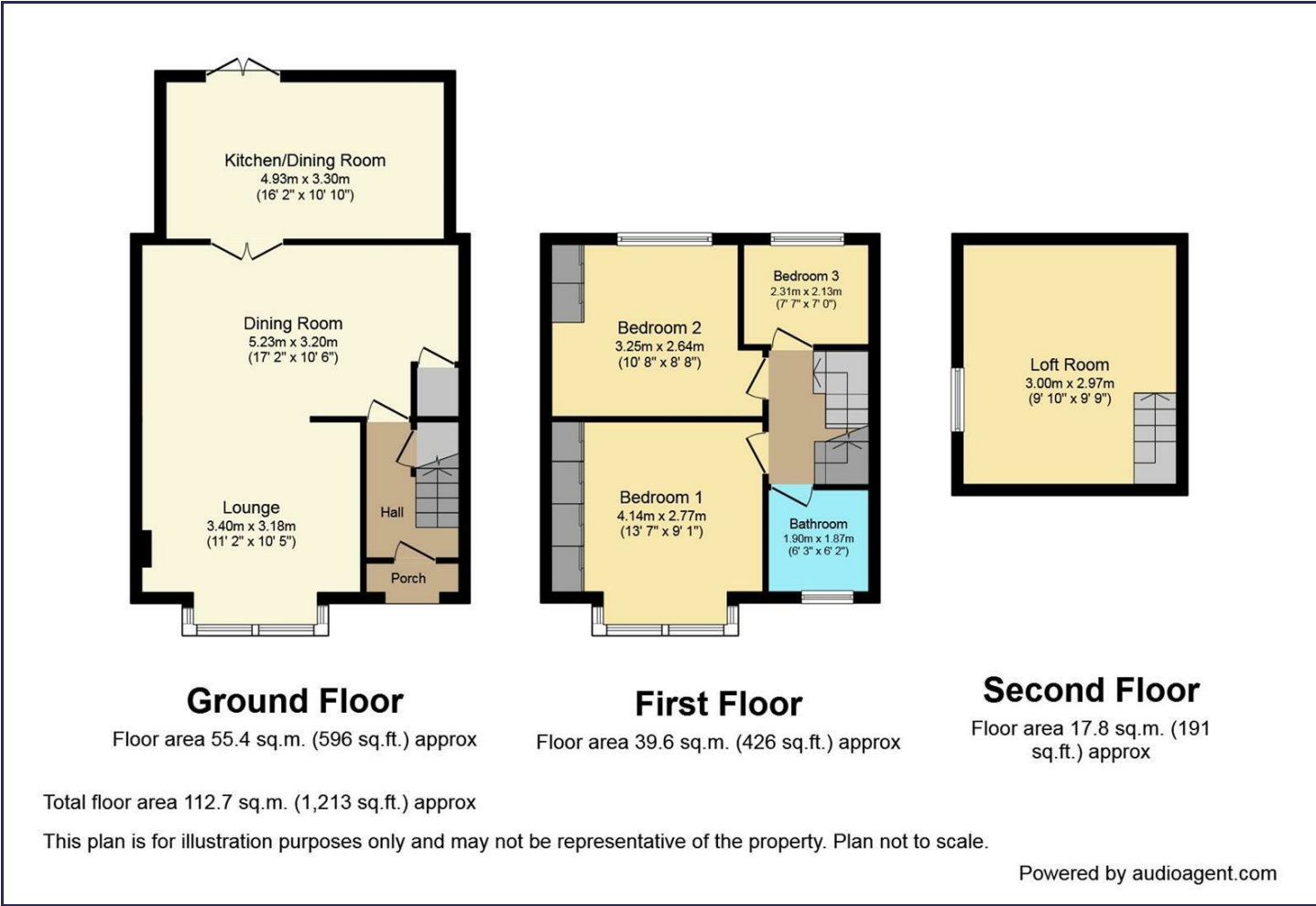
Hybrid Map



Terrain Map



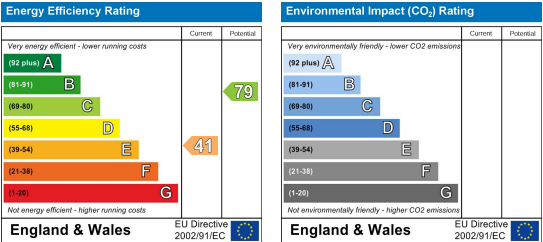
Floor Plan



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



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.