

Whitakers

Estate Agents



6 Ferndale Avenue, Hull, HU10 6AF

£280,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home, ideally situated for a growing family seeking to reside within the catchment of Willerby's highly regarded local schools, and transport and amenities centred around Willerby Square.

Externally to the front aspect, there is a resin driveway providing off-street parking for multiple vehicles, leading to an attached workshop with lighting, power, and plumbing for a washing machine, offering versatile use as a workspace, greenhouse, storage area, or potential for conversion.

Upon entering, the resident is greeted by a welcoming hallway that opens into an open plan lounge / dining room. An inner lobby incorporates a cloakroom, and follows to the fitted kitchen extension.

A fixed staircase rises to the first floor which boasts two double bedrooms with fitted wardrobes, a good third bedroom, and a bathroom furnished with a modern three-piece suite.

French doors in the kitchen open onto a patio seating area that overlooks the enclosed rear garden : mainly laid to lawn with raised decorative planting borders, and a gravelled section.

Towards the end of the plot, there is a wooden decking seating area and a detached garden room equipped with a bar, and connection to lighting and power.

Location

Ferndale Avenue is situated within the popular and well-established residential area of Willerby, to the west of Hull, a location highly regarded for its excellent balance of suburban living and convenient access to the city. Willerby offers a wide range of local amenities, with shops, cafés, and everyday conveniences centred around Willerby Square, while nearby retail parks and supermarkets further enhance the area's appeal. The locality is well served by reputable primary and secondary schools, making it a favoured choice for families. In addition, there are good transport links via the A164 and A63, providing easy connections to Hull city centre, the Humber Bridge, and surrounding villages, as well as regular public transport services.

The accommodation comprises

Front external



Externally to the front aspect, there is a resin driveway providing off-street parking for multiple vehicles, leading to an attached workshop with lighting, power, and plumbing for a washing machine, offering versatile use as a workspace, greenhouse, storage area, or potential for conversion.

Workshop 13'7" x 7'6" (4.15 x 2.30)

Front entrance door and UPVC double glazed French doors, plumbing for washer and dryer. connection to lighting / power, and fitted with two worktops.

Ground floor

Hallway

Composite double glazed door and side windows, UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Open plan lounge / dining room



Lounge 15'5" x 11'5" (4.72 x 3.50)



UPVC double glazed bay window, central heating radiator, log burner with exposed brick inset / slate hearth and oak mantle, and carpeted flooring.

Dining room 10'11" x 14'8" (3.33 x 4.49)



UPVC double glazed window, central heating radiator, fitted storage cupboards, and laminate flooring.

Inner lobby

UPVC double glazed window, and laminate flooring. Leading to :

Cloakroom

UPVC double glazed window, and tiled flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Kitchen 15'5" x 7'7" (4.72 x 2.33)



UPVC double glazed French doors and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback up stand and tiles above, sink with mixer tap, integrated washing machine and plumbing for a dryer, and provision for a gas cooker with extractor hood above.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 15'8" x 10'2" (4.80 x 3.11)



UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 11'0" x 11'1" (3.36 x 3.40)



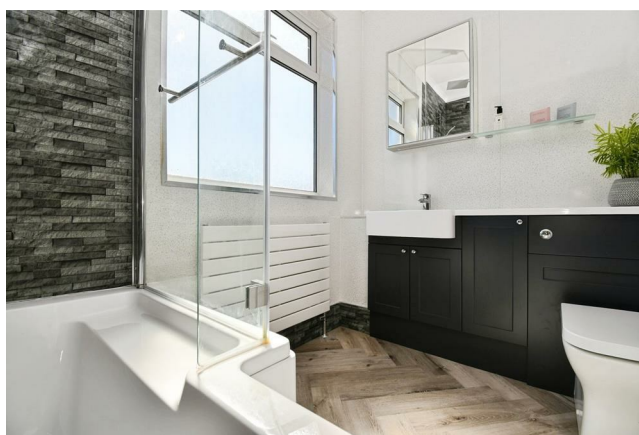
UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 8'7" x 7'2" (2.64 x 2.20)



UPVC double glazed window. central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the kitchen open onto a patio seating area that overlooks the enclosed rear garden : mainly laid to lawn with raised decorative planting borders, and a gravelled section. Towards the end of the plot, there is a wooden decking seating area and a detached garden room equipped with a bar, and connection to lighting and power.

Garden room

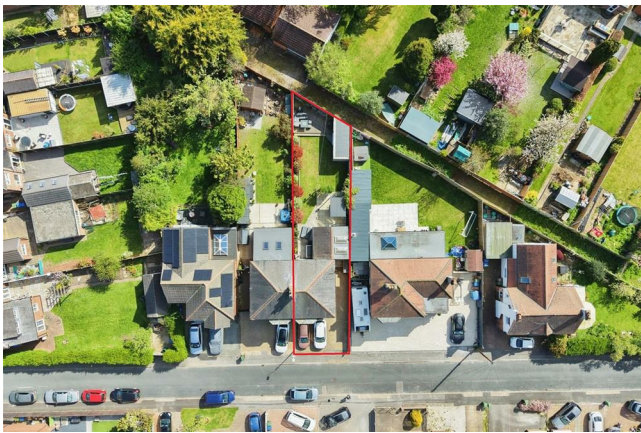


UPVC double glazed French doors and window, connection to lighting / power, and equipped with a bar.

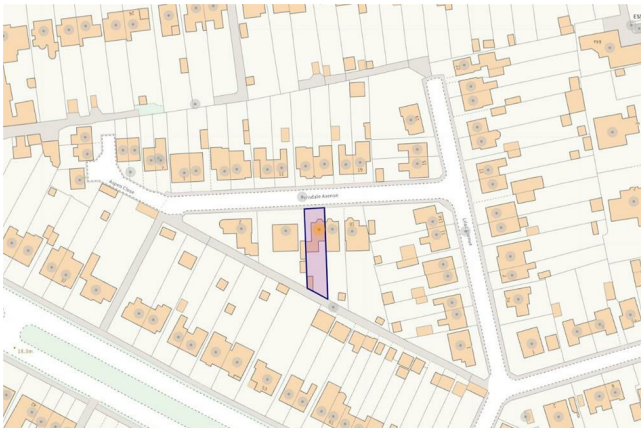
Additional features

The residence also benefits from having an external tap and power socket.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB124006000

Council Tax band - D

EPC rating

EPC rating - D

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.

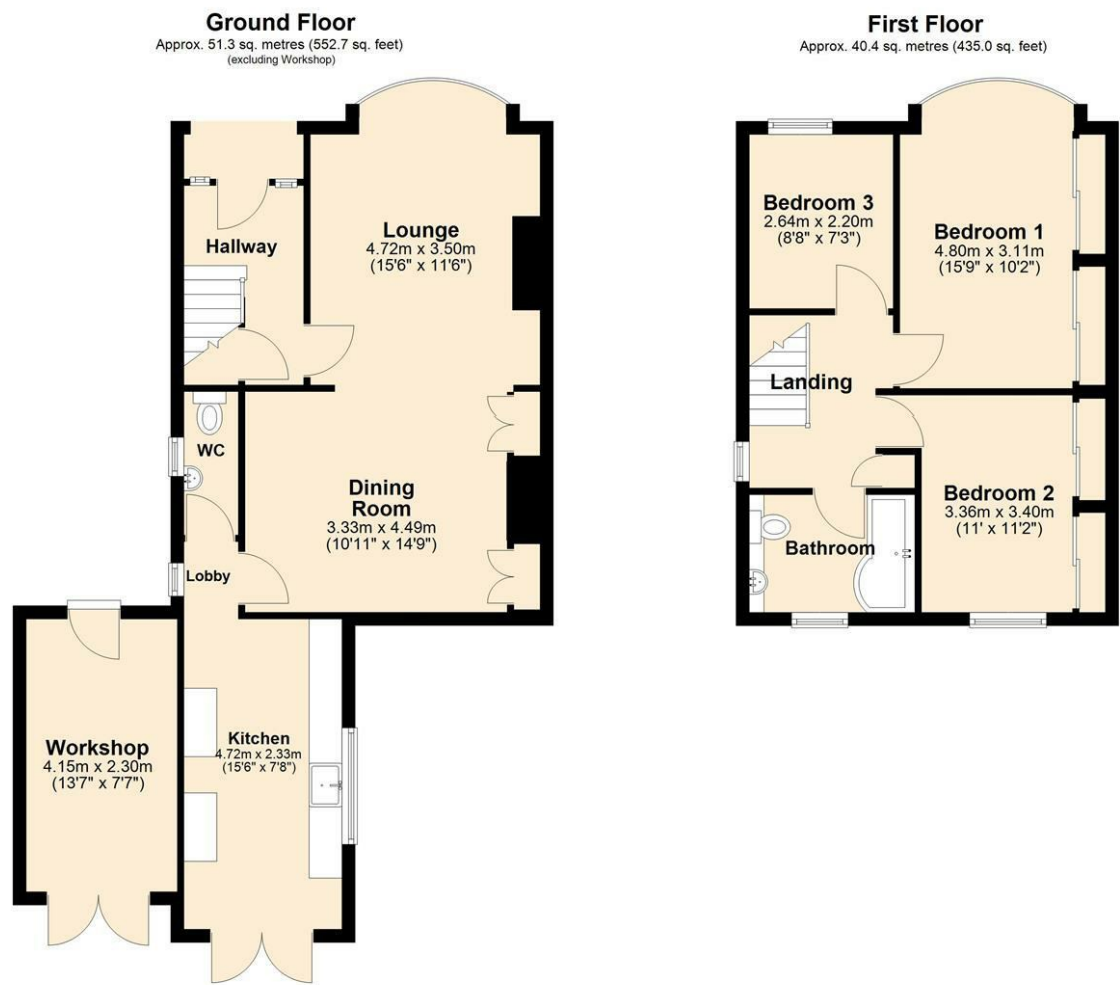
Free Market Appraisals / Valuations

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

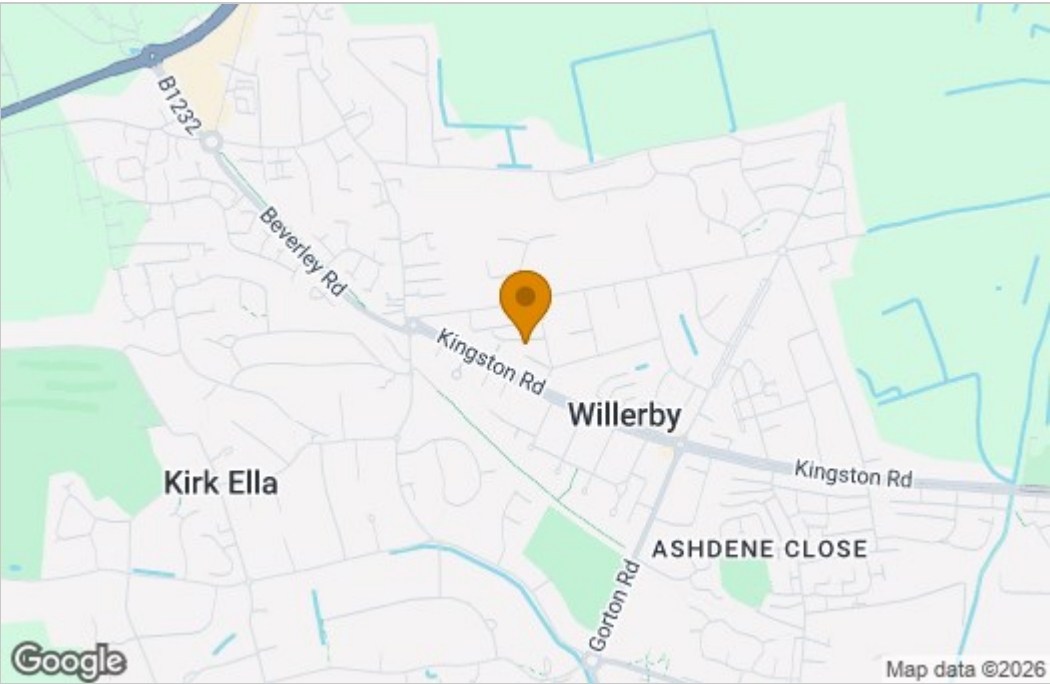
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Floor Plan

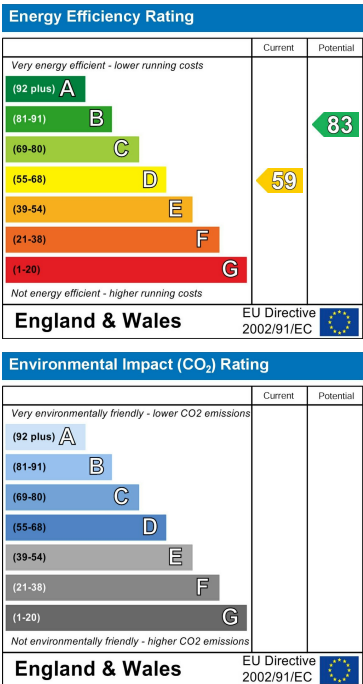


Total area: approx. 91.8 sq. metres (987.7 sq. feet)

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.