

Whitakers

Estate Agents



11 Hamlyn Avenue, Hull, HU4 6BT

£239,950

No Onward Chain Involved

Whitakers Estate Agents are pleased to introduce this town house style property which has been greatly extended and enhanced from its original design to create a modern home for a growing family whilst retaining many original features throughout.

Externally to the front aspect, there is a paved forecourt with brick walling to the surround.

A wooden stained glass door in the porch opens to the hallway, and leads to the bay fronted lounge, spacious breakfast room, and open plan kitchen / diner.

The first floor boasts a bay fronted master bedroom with dressing area, two double bedrooms, a good fourth bedroom, and a well-appointed bathroom with separate W.C.

A fixed staircase ascends to the loft room with dressing area, which could be used for storage or additional living space.

The first rear garden is paved with fencing to the surround. A gate opens to the vehicle accessible ten-foot, and additional enclosed garden - laid to lawn with well stocked borders, and having a detached garage with access to lighting / power.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt with brick walling to the surround.

Porch

Wooden stained glass door opening to :

Hallway



Two central heating radiators, under stairs storage cupboard, and tile effect laminate flooring. Leading to :

Lounge 16'0" x 14'7" maximum (4.89 x 4.47 maximum)



UPVC double glazed bay window, two central heating radiators, gas fire with wooden surround, and laminate flooring.

Breakfast room 13'2" x 13'1" (4.02 x 4.00)



UPVC double glazed French doors opening to the first rear garden, central heating radiator, fireplace with wooden surround, and laminate flooring.

Open plan kitchen / dining room



Dining room 14'5" x 11'10" (4.40 x 3.63)



UPVC double glazed window, central heating radiator, log burner, and tiled flooring.

Kitchen 16'4" x 11'10" maximum (5.00 x 3.63 maximum)



UPVC double glazed door opening to the first rear garden, UPVC double glazed window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, integrated washing machine, plumbing for a washing machine, integrated oven / grill, and breakfast island with integrated hob.

First floor

Landing

With fixed staircase to the loft room, sky light, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 16'1" x 13'1" maximum (4.92 x 4.00 maximum)



UPVC double glazed bay window, two central heating radiators, built-in storage cupboards, and carpeted flooring. Also with dressing area which has a UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 13'1" x 13'0" (4.00 x 3.98)



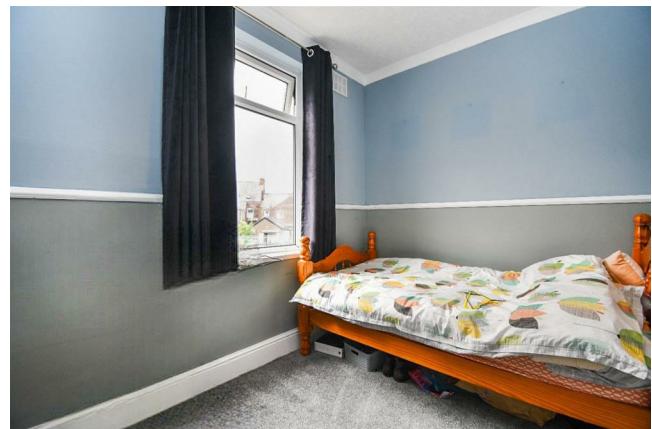
UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 10'0" x 11'11" (3.05 x 3.65)



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

Bedroom four 10'0" x 7'3" (3.06 x 2.23)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

W.C

UPVC double glazed window, laminate flooring, and furnished with a low flush W.C.

Second floor

Loft room 13'7" x 18'7" maximum (4.15 x 5.68 maximum)



Three roof style windows, central heating radiator, storage in the eaves, and carpeted flooring. Also with dressing area, currently used as storage.

First rear garden



The first rear garden is paved with fencing to the surround. A gate opens to the vehicle accessible ten-foot, and additional enclosed garden.

Second rear garden



The second rear garden is laid to lawn with well-stocked borders, and has a detached garage with access to lighting / power.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003013500110A

Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 19 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

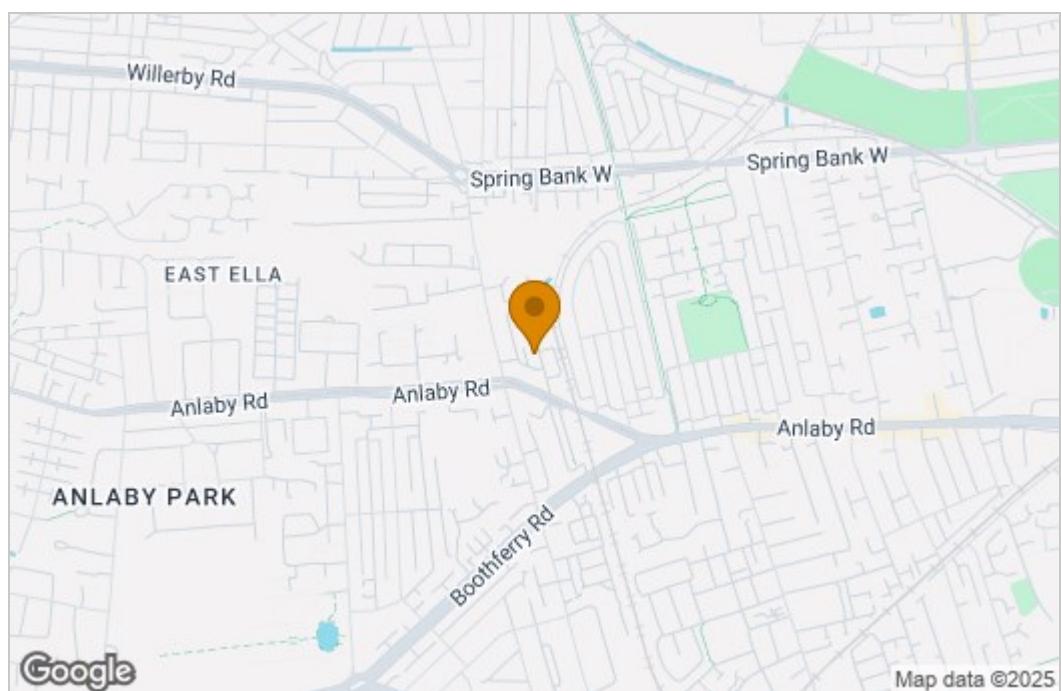
Whitakers Estate Agent Declaration

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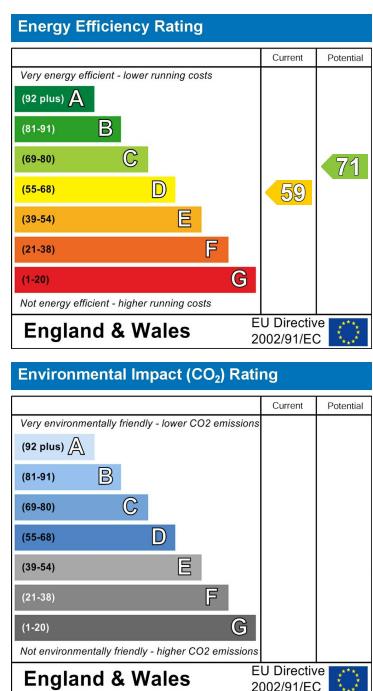
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.