Whitakers
Estate Agents

364 Bricknell Avenue, Hull, HU5 4QE

£215,000

Whitakers Estate Agents are pleased to introduce this neatly presented end-terrace property, conveniently located for a growing family seeking to reside within the catchment of highly regarded primary and secondary schools, whilst also taking advantage of local amenities and transport links.

Externally to the front aspect, there is a paved driveway that accommodates off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall which leads through to a bay-fronted lounge with French doors opening to the dining room, and a fitted kitchen extension.

A fixed staircase rises to the first floor, which boasts two double bedrooms, a good-sized third bedroom, and a bathroom furnished with a four-piece suite. Further stairs from the landing allow access to the loft room.

French doors from the dining room open onto a patio that overlooks the rear garden, which is laid to lawn with well-stocked borders. A path leads to a further seating area at the end of the plot, which houses a detached garage, and a gate in the boundary fencing that opens onto the vehicle-accessible ten-foot.

The accommodation comprises

Front external

Externally to the front aspect, there is a paved driveway that accommodates off-street parking.

Ground floor

Hallway
Composite entrance door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 12'7" x 11'8" (3.86 x 3.57)

UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and surround, and carpeted flooring. French doors opening to :

Dining room 15'10" x 10'10" (4.84 x 3.32)

UPVC double glazed French doors with side windows, central heating radiator, and laminate flooring.

Kitchen / dining room 19'2" x 8'11" (5.85 x 2.72)

UPVC double glazed door and windows, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and two integrated ovens with hob and extractor hood above and integrated dishwasher.

First floor

First floor landing
With fixed stairs to the loft room, and carpeted flooring. Leading to :

Bedroom one 16'2" x 11'5" (4.94 x 3.50)

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

Bedroom two 12'1" x 10'5" (3.70 x 3.20)

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

Bedroom three 7'10" x 6'11" (2.39 x 2.11)

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

Bathroom

UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a four-piece suite comprising panelled bath with dual taps and mixer shower, well-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Second floor landing
Carpeted flooring, and leading to :

Loft room 12'2" x 9'5" (3.71 x 2.88)

Roof style window, central heating radiator, storage in the eaves, and carpeted flooring.

Rear external

French doors from the dining room open onto a patio that overlooks the rear garden which is laid to lawn with well-stocked borders. A path leads to a further seating area at the end of the plot which houses a detached garage, and a gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

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 - COH033364000
Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 4 Mbps / 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.

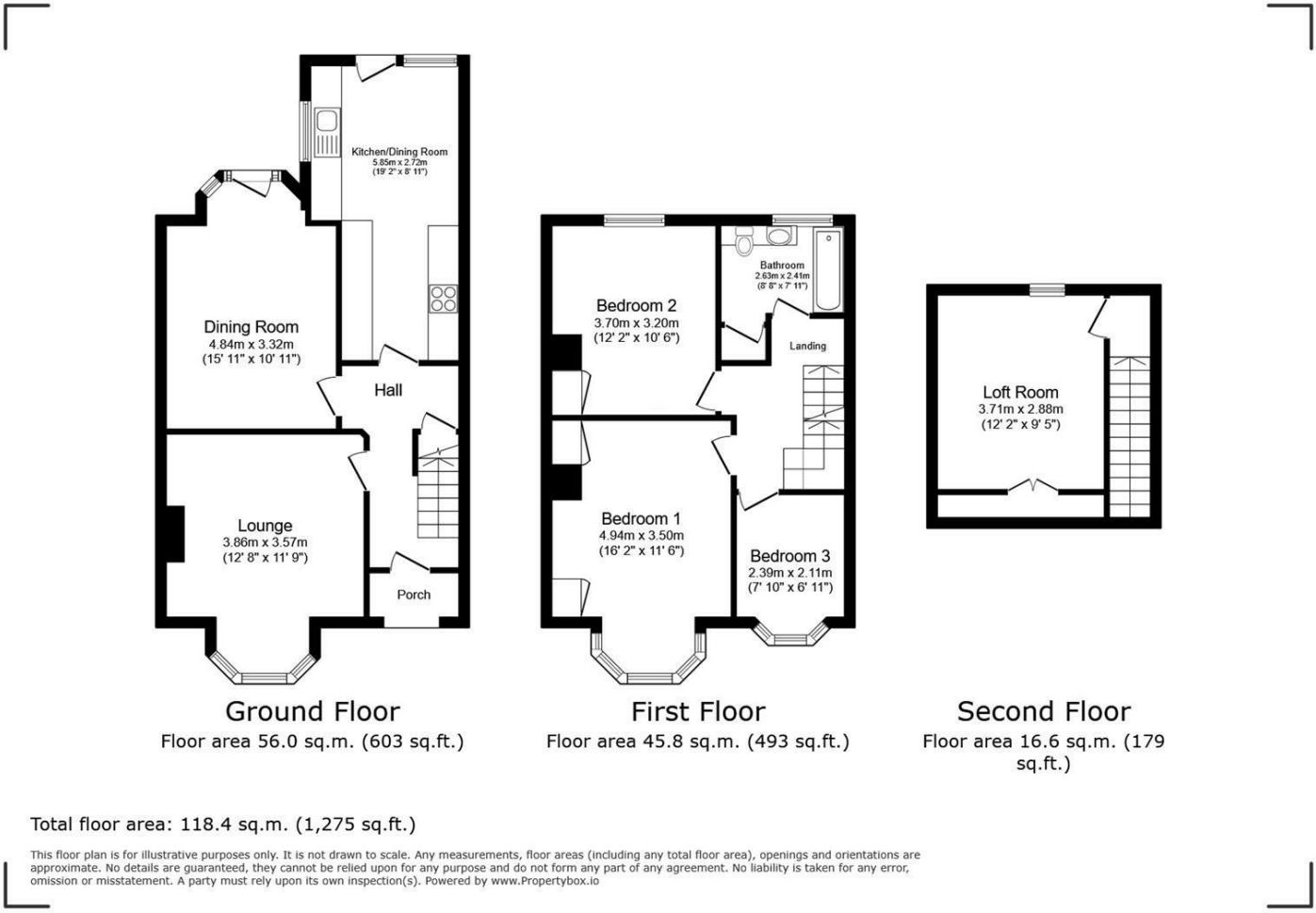
Free Market Appraisals / Valuations

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

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.

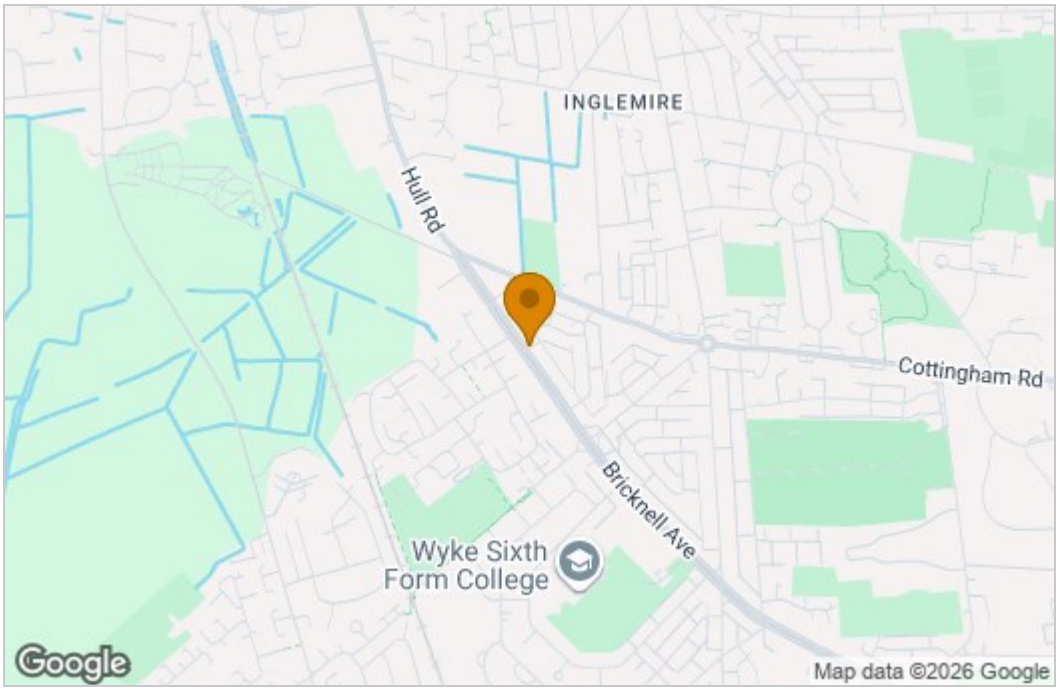
Floor Plan



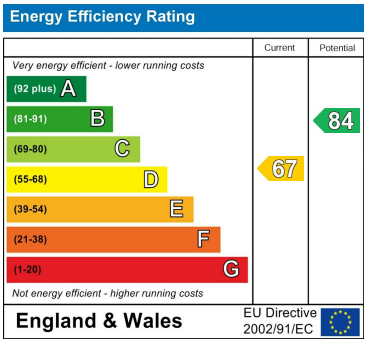
Total floor area: 118.4 sq.m. (1,275 sq.ft.)

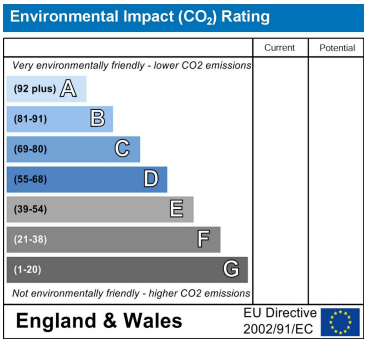
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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