

# Whitakers

Estate Agents



## 143 Barrington Avenue, Hull, HU5 4BB

**£210,000**

\*\*\*£5000 ALLOWANCE TOWARDS DEPOSIT\*\*\*

Whitakers Estate Agents are proud to present this beautifully enhanced semi-detached family home, where timeless character meets modern-day comfort. Thoughtfully upgraded with features such as underfloor heating and contemporary bathroom fittings, the property offers an exceptional balance of warmth, style, and practicality.

The front aspect features a paved courtyard with attractive planting, framed by brick boundary walls, while a side path leads to a gated access at the back of the plot.

Inside, a spacious entrance hall sets the tone, incorporating a practical utility area and cloakroom. The bay-fronted lounge, complete with a log-burning stove, creates a cosy retreat, while the adjoining dining room flows effortlessly into the fitted kitchen extension, forming a sociable heart of the home perfectly suited to family living and entertaining.

Upstairs, the first floor offers two generous double bedrooms, a comfortable third bedroom ideal for a child or home office, and a stylish bathroom/wet room fitted with a modern three-piece suite and wall-mounted shower.

French doors from the kitchen lead out to a raised wooden deck, perfect for outdoor dining, and steps down to an enclosed lawn garden with slate-chipped borders.

### Agent Note

AML Charge: Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

The accommodation comprises

Front external



The front aspect features a paved courtyard with attractive planting, framed by brick boundary walls, while a side path leads to a gated access at the back of the plot.

Ground floor

Hall



UPVC double glazed entrance door with side window, central heating radiator, under stairs storage cupboard, and ceramic tile flooring with under heating.

Utility room

UPVC double glazed door, central heating radiator, and tiled flooring. Fitted with a worktop, and plumbing for a washing machine.

Cloakroom

UPVC double glazed window, central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Lounge 10'11" x 10'1"; (3.34 x 3.08;)



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

Open plan kitchen / dining room



Dining area 12'0" x 10'11" (3.67 x 3.35 )



Central heating radiator, and solid oak flooring. Open plan aspect to :

Kitchen 15'5" x 9'3" maximum (4.71 x 2.83 maximum )



UPVC double glazed French doors and window, two sky lights, central heating radiator, and solid oak flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, breakfast island with storage and integrated sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

First floor

Landing

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

Bedroom one



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

Bedroom two



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three



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

Bathroom / Wet room



UPVC double glazed window, central heating radiator, and fully tiled with under heating. Furnished with a three-piece suite comprising freestanding bath with mixer tap, vanity wash basin with mixer tap and wall mounted smart mirror with TV feature above, and W.C. Also furnished with a wall mounted shower with shower curtain.

## Rear external



French doors from the kitchen lead out to a raised wooden deck, perfect for outdoor dining, and steps down to an enclosed lawned garden with slate-chipped borders.

## Additional features



A wide block-paved pathway provides further seating space, and leads to a substantial detached workshop with connection to lighting and power, which has been configured to create a private home office and ample storage space.

## 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 - 00060282014309

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 5 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.

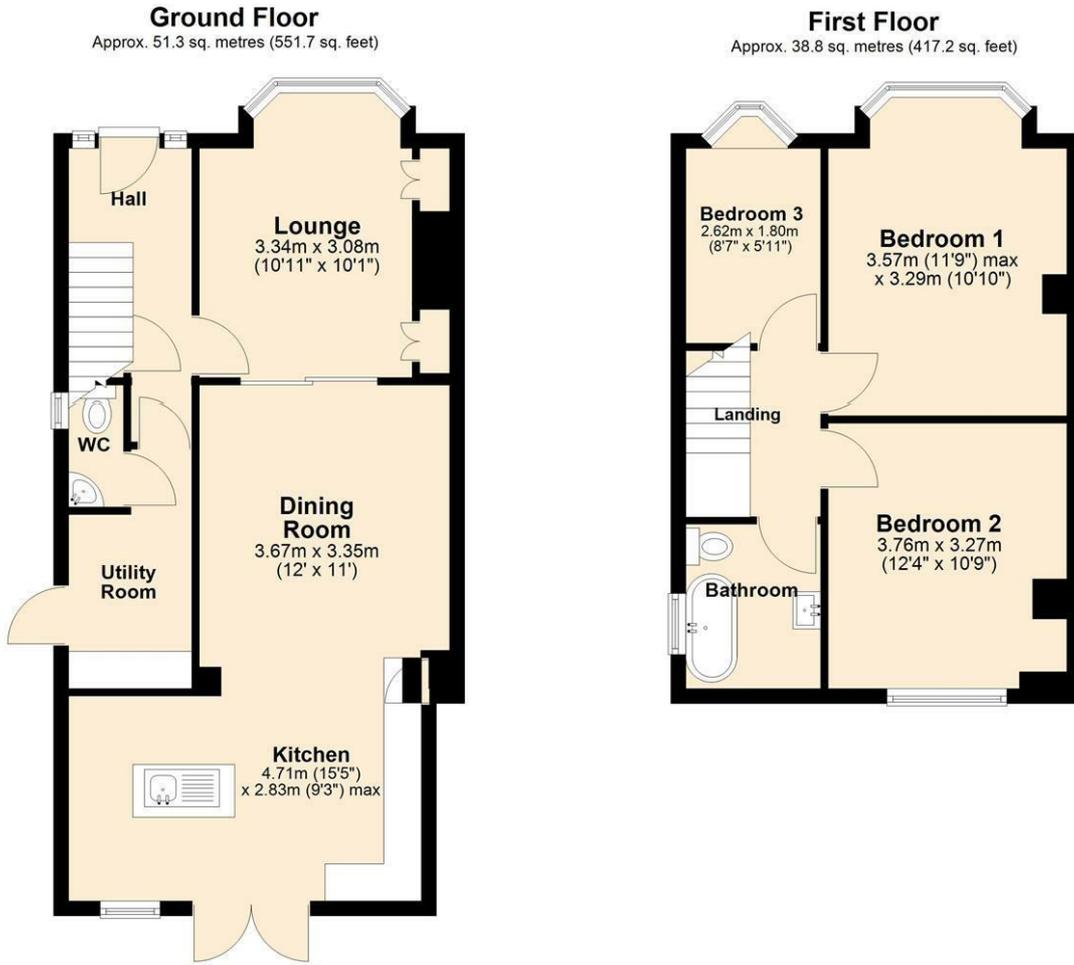
## Free Market Appraisals / Valuations

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

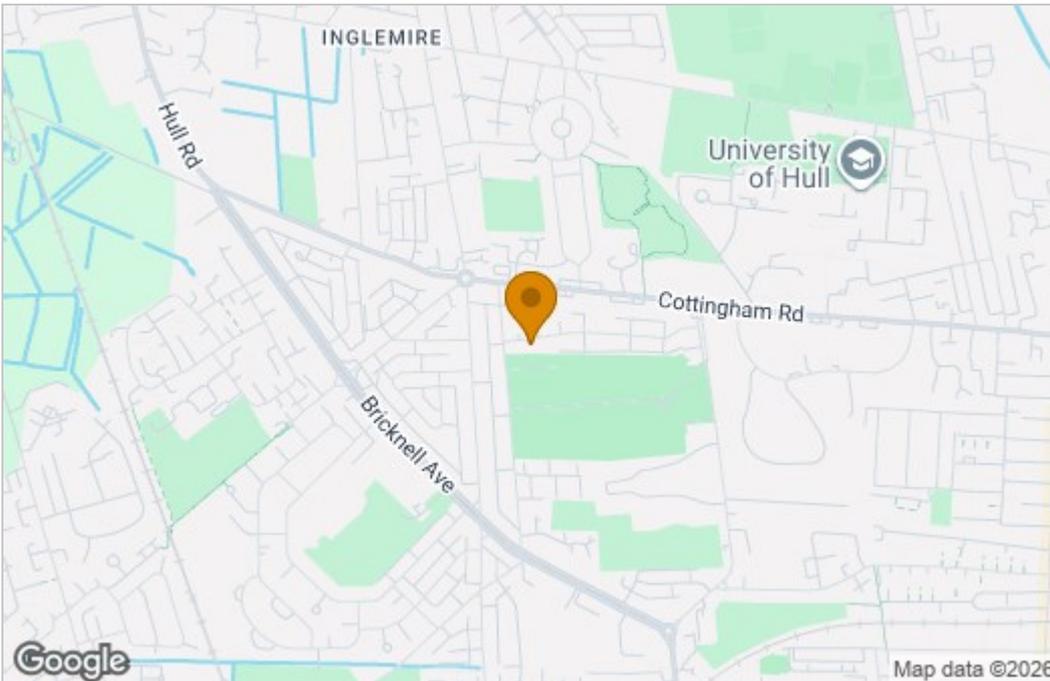
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

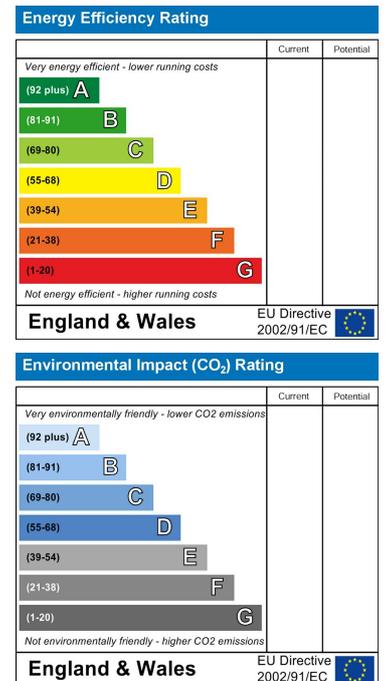


Total area: approx. 90.0 sq. metres (968.9 sq. feet)

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