

# Whitakers

Estate Agents



## 5 St. Martins Avenue, Hull, HU4 6DB

**£165,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this semi-detached property, occupying an enviable position on a private cul-de-sac off North Road in Hull, ideally situated to take advantage of a range of local amenities and transport links.

Internally, the accommodation briefly comprises an entrance hall, open-plan lounge/dining room, and fitted kitchen to the ground floor. The first floor boasts two fitted double bedrooms, a well-proportioned third bedroom (also fitted), and a bathroom furnished with a three-piece suite.

Externally, to the front, wrought iron gates open onto a gravelled garden enhanced with decorative planting and enclosed by boundary hedging. A paved side driveway provides off-street parking and leads to a detached garage with an attached workshop to the rear.

The rear garden is predominantly gravelled with a lawned section and is enclosed by wooden fencing and hedging.

Taken together, the accommodation on offer presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements, or for an investor seeking a renovation project.

The accommodation comprises

Front external



Externally, to the front, wrought iron gates open onto a gravelled garden enhanced with decorative planting and enclosed by boundary hedging.

Garage and off-street parking



A paved side driveway provides off-street parking and leads to a detached garage with an attached workshop to the rear.

Ground floor

Hallway

UPVC double glazed door with side windows, UPVC double glazed window, warm air heating, under stairs storage cupboard, and carpeted flooring. Leading to :

Open plan lounge / dining room 25'11" x 8'5"  
(7.92 x 2.58 )

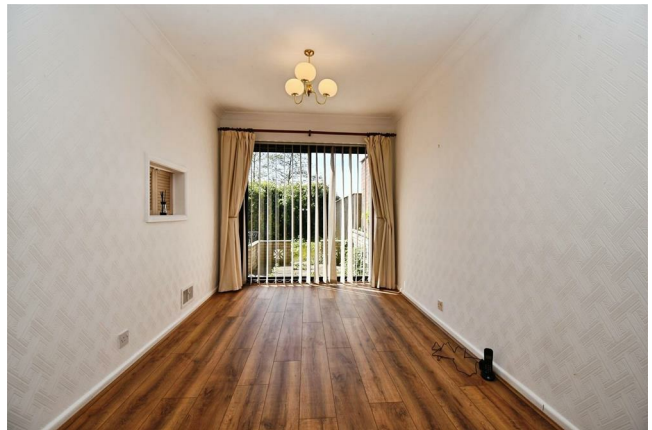


Lounge



UPVC double glazed bay window, warm hair heating, fireplace with slate hearth and exposed brick surround, and laminate flooring.

Dining area



UPVC double glazed patio doors, warm air heating, and laminate flooring.

Kitchen 10'6" x 8'11" (3.21 x 2.74 )



UPVC double glazed door and windows, warm air heating, and vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and provision for a gas cooker.

First floor

## Landing

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

Bedroom one 12'9" x 9'11" (3.89 x 3.03 )



UPVC double glazed window, built-in wardrobe and fitted wardrobe, and carpeted flooring.

Bedroom two 11'0" x 9'11" (3.36 x 3.04 )



UPVC double glazed window, warm air heating, fitted wardrobe, and carpeted flooring.

Bedroom three 8'3" x 7'1" (2.54 x 2.17 )



UPVC double glazed window, fitted wardrobe and shelves, and carpeted flooring.

## Bathroom



UPVC double glazed window, warm air heating, and partly tiled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, vanity sink with mixer tap, and low flush W.C.

## Rear external



The rear garden is predominantly gravelled with a lawned section and is enclosed by wooden fencing and hedging.

## 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 - 00030176000509

Council Tax band - B

## EPC rating

EPC rating - TBC

## 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.

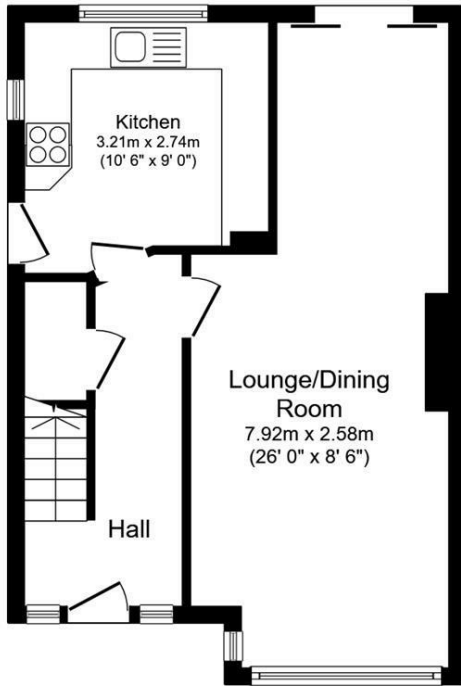
#### Free Market Appraisals / Valuations

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.

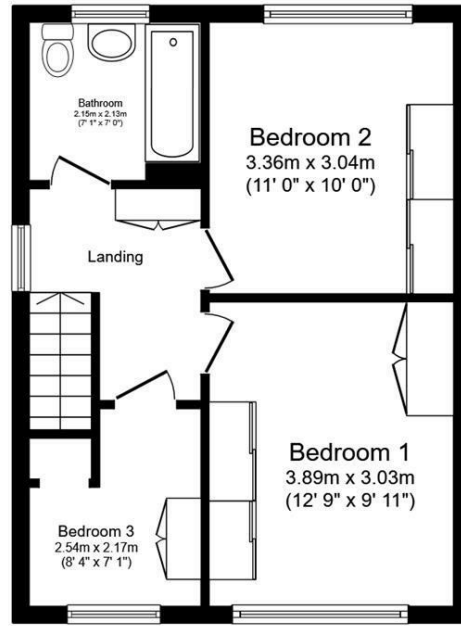
#### Whitakers Estate Agent Declaration

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



**Ground Floor**  
Floor area 42.5 sq.m. (458 sq.ft.)

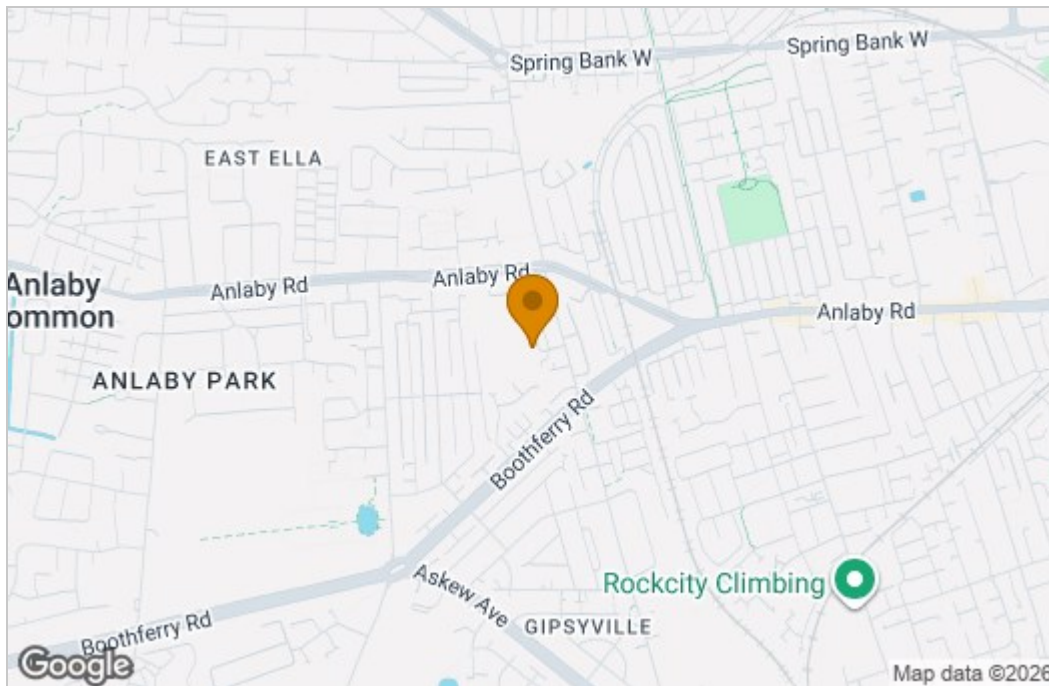


**First Floor**  
Floor area 40.4 sq.m. (435 sq.ft.)

Total floor area: 82.9 sq.m. (893 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.