Whitakers
Estate Agents

# 102 Faversham Avenue, Hull, HU4 7RE

## £195,000

Whitakers Estate Agents are delighted to present this traditional mid-terrace property, which has been thoughtfully upgraded by the current owner to suit a contemporary family lifestyle.

To the front, the property benefits from a low-maintenance garden enclosed by boundary fencing, providing an attractive and practical approach.

Upon entry, you are welcomed into an inviting entrance hall incorporating a useful utility area, leading through to a bay-fronted lounge with an open-plan layout flowing seamlessly into the dining room and a modern, fitted kitchen / breakfast room extension beyond.

The first floor offers two well-proportioned double bedrooms, both featuring fitted storage, alongside a family bathroom fitted with a three-piece suite. A fixed staircase leads to the third bedroom on the upper floor.

French doors from the kitchen open onto an enclosed rear garden, partly laid to lawn with faux grass and gravelled borders, and further enhanced by a generous patio area —ideal for outdoor dining and entertaining.

The accommodation comprises

Front external

Externally to the front aspect, there is a low maintenance garden with boundary fencing to the surround.

Ground floor

Hall

Utility room

Open plan lounge / dining room

Lounge 11'11" x 11'3" maximum (3.65 x 3.44 maximum )

UPVC double glazed bay window, central heating radiator, log burner with slat hearth and oak mantle, media wall, and wooden flooring.

Dining room 11'2" x 10'8" (3.42 x 3.26 )

UPVC double glazed French doors to the kitchen, central heating radiator, fitted shelf, and wooden flooring.

Kitchen / breakfast room 11'11" x 12'8" (3.65 x 3.87 )

UPVC double glazed French doors and side windows, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback up stand above, sink with mixer tap,

and a range of integrated appliances including : oven / grill, fridge-freezer, and dishwasher.

## First floor

### Landing
UPVC double glazed window, central heating radiator, fixed staircase to the second floor, and carpeted flooring. Leading to :

### Bedroom one 11'10" x 10'8" (3.61 x 3.27 )

UPVC double glazed bay window, central heating radiator, feature fireplace, fitted wardrobe and built-in storage shelves, and laminate flooring.

### Bedroom two 11'3" x 9'4" (3.43 x 2.87 )

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

### Bathroom

UPVC double glazed window, central heating radiator, and partly tiled with laminate flooring. Furnished with a three-piece suite comprising ‘P’ shaped panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

## Second floor

### Second floor landing
UPVC double glazed window, storage in the eaves, and carpeted flooring. Leading to :

### Bedroom three 12'5" x 12'4" (3.79 x 3.76 )

UPVC double glazed window, central heating radiator, storage in the eaves, and laminate flooring.

### Rear external

French doors in the kitchen open onto the enclosed rear garden which is partly laid to lawn with faux grass with gravelled borders , and complimented with a large patio area.

## 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 - ANL080102000
Council Tax band - B

## EPC rating
EPC rating - TBC

## Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 9 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.

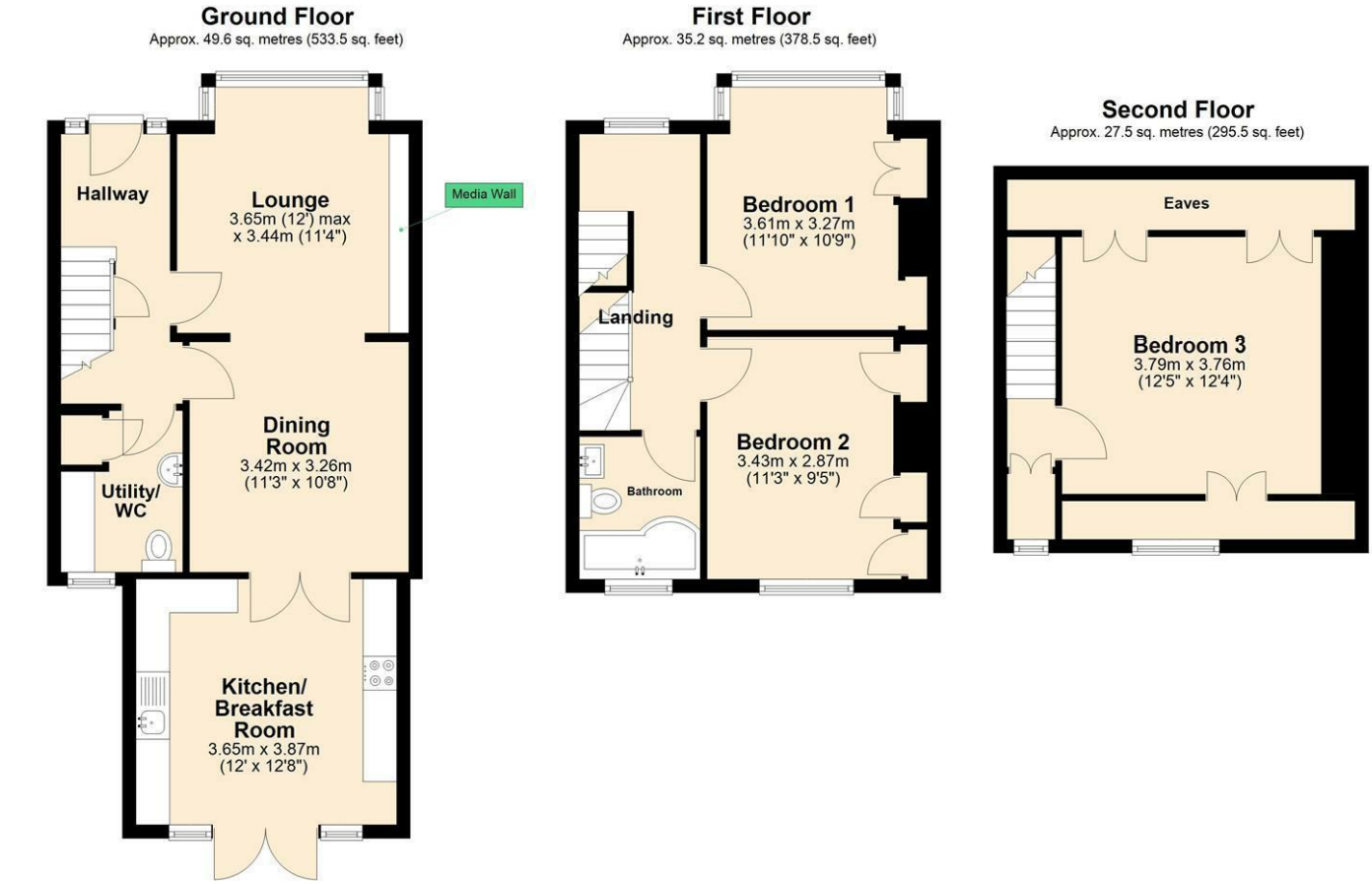
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## 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.

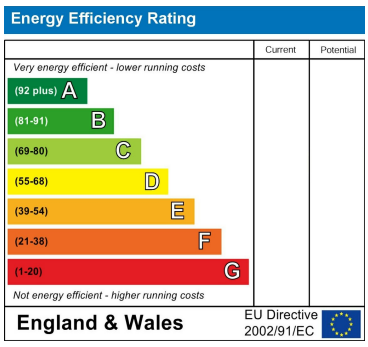
## Floor Plan

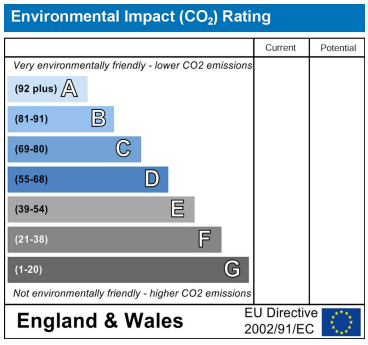



Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

## Area Map

## Energy Efficiency Graph

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38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk