

Whitakers

Estate Agents



71 Bernadette Avenue, Hull, HU4 7QB

£295,000

If you are looking for five good bedrooms, wrap around gardens, off street parking and garage in this sought after location, stop your search you have just found what you are looking for, this unique property has been much altered and enhanced from its original design, with no compromise on space this is perfect for the growing family.

The main features include - entrance porch, hallway, open plan lounge / diner with French doors that open out to the garden, 16' L shaped contemporary fitted kitchen / diner, useful ground floor W.C along with utility room.

The first floor boasts four good bedrooms together with the family bathroom suite and fixed staircase to the master suite. The second floor boasts a 15' master suite with roof window and storage with a further bathroom located just off.

Externally there are wrap around gardens to three sides with the rear being southerly in orientation for those that enjoy the sun, mainly laid to lawn with raised decking seating area and large side drive to accommodate multiple cars leading to the garage.

This property really ticks all the boxes in terms of size, location and condition, early viewings advised to avoid disappointment.

The Accommodation Comprises

Front External



Ground Floor

Entrance

Upvc double glazed front door leading to the porch.

Porch

With tiled flooring and Upvc double glazed door and side window.

Hallway

With central heating radiator, Under stairs storage and stairs to first floor with glass balustrade.

Lounge 13'10 x 10 (4.22m x 3.05m)



Upvc double glazed window and central heating radiator. Media wall with contemporary electric fire with living flame.

Dining Room 9'10 x 10'0 (3.00m x 3.05m)



Upvc double glazed French doors that open out to the garden and central heating radiator.

Kitchen / Diner 16'9 x 13'4 max (5.11m x 4.06m max)



L shaped open plan fitted kitchen / diner with contemporary floor and eye level units and complimentary worktops above, boasting a host of integrated appliance's to include - Dishwasher, Wine Cooler, Double Oven, Hob and Hood above and sink with mixer tap. Upvc double glazed and French doors that open out to the southerly rear garden. And breakfast bar.

Utility Room 9'9 x 9'8 (2.97m x 2.95m)



With a range of floor and eye level units and

complimentary work surfaces above. Central heating radiator and Upvc double glazed window. Sink with mixer tap and part tiled.

W.C

Low flush toilet and central heating radiator.

First Floor

Landing



Upvc double glazed window and fixed stairs to the master suite with glass balustrade.

Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)



Central heating radiator and Upvc double glazed window.

Bedroom Three 11'9 x 9'9 (3.58m x 2.97m)



Central heating radiator and Upvc double glazed window.

Bedroom Four 11'10 x 9'6 (3.61m x 2.90m)



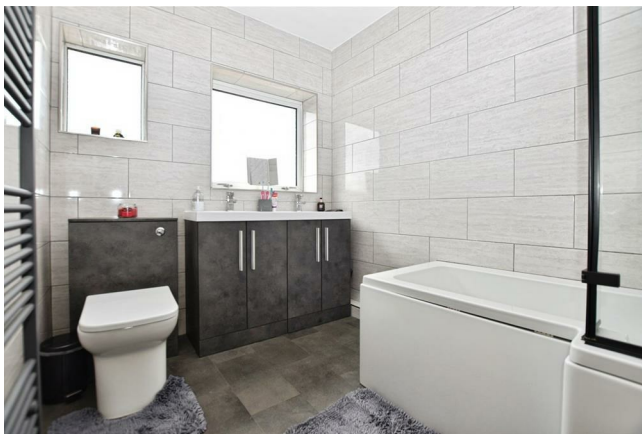
Central heating radiator and Upvc double glazed window.

Bedroom Five 9'9 x 9'8 (2.97m x 2.95m)



Central heating radiator and Upvc double glazed window.

Bathroom



Upvc double glazed window, vertical radiator, tiled walls, panelled bath, His and Hers vanity sink and low flush W.C.

Master Suite 15'0 max x 11'0 (4.57m max x 3.35m)



With central heating radiator and roof window.

Private bathroom 11'3 x 6'0 (3.43m x 1.83m)



This private bathroom is directly located off the landing to the master suite - with panelled bath and tiled above, two central heating radiators, pedestal sink and roof window.

External



With wrap around gardens to three sides, the front is low maintenance by design, mainly laid to stone, to the side the property is mainly laid to lawn. The rear garden is southerly in orientation and mainly laid to stone with lawn and a raised decked seating area to enjoy the sun in the warmer months.

Council Tax

Local Authority: East Riding Of Yorkshire
Band: C

Tenure

Freehold tenureship

EPC

EPC - TBC

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.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal -
Broadband -Basic 14 Mbps Ultrafast 10000 Mbp
Coastal Erosion - N/A
Coalfield or Mining Area -N/A

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.

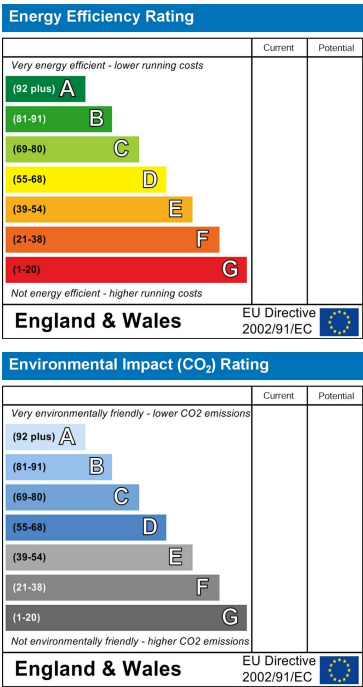
Floor Plan



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