Whitakers
Estate Agents

15 Malham Avenue, Hull, HU4 6AR

£220,000

Whitakers Estate Agents are pleased to introduce this neatly presented semi-detached family home that is conveniently surrounded by local amenities, leisure facilities, and transport links.

Externally to the front aspect there is gravelled forecourt with a shared side driveway leading to the detached garage.

The internal layout of the ground floor briefly comprises : large entrance hall incorporating a cloakroom, and open plan lounge and kitchen / dining room.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom with separate W.C.

French doors in the dining area open to an enclosed area - ideal for indoor pets - and rear garden which is mainly laid to lawn with a raised wooden walkway extending to a gravelled seating area, and fencing to the surround.

The accommodation comprises

Front external

Externally to the front aspect there is gravelled forecourt with a shared side driveway leading to the detached garage.

Hall

Composite front door, central heating radiator, and laminate flooring. Leading to :

W.C.
Central heating radiator, laminate flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Lounge 12'7" x 11'6" (3.86 x 3.51)

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

Kitchen / diner 9'3" x 21'10" (2.84 x 6.67)

UPVC double glazed French doors, UPVC double glazed window, two central heating radiators, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated dishwasher and integrated oven with hob and hood above.

First floor

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

Bedroom one 12'8" x 11'6" (3.88 x 3.52)

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

Bedroom two 9'3" x 11'7" (2.84 x 3.54)

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

Bedroom three 7'5" x 9'11" (2.28 x 3.04)

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

Bathroom

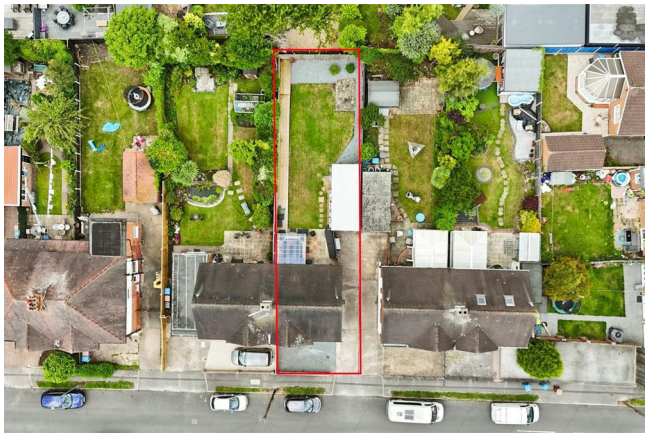
UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap / shower, walk-in enclosure with mixer / waterfall shower, and vanity wash basin with mixer tap.

Separate W.C.
UPVC double glazed window, fully tiled and furnished with a low flush W.C.

Rear external

French doors in the dining area open to an enclosed area - ideal for indoor pets - and rear garden which is mainly laid to lawn with a raised wooden walkway extending to a gravelled seating area, and fencing to the surround.

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 - 00030100001501
Council Tax band - B

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 15 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

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.

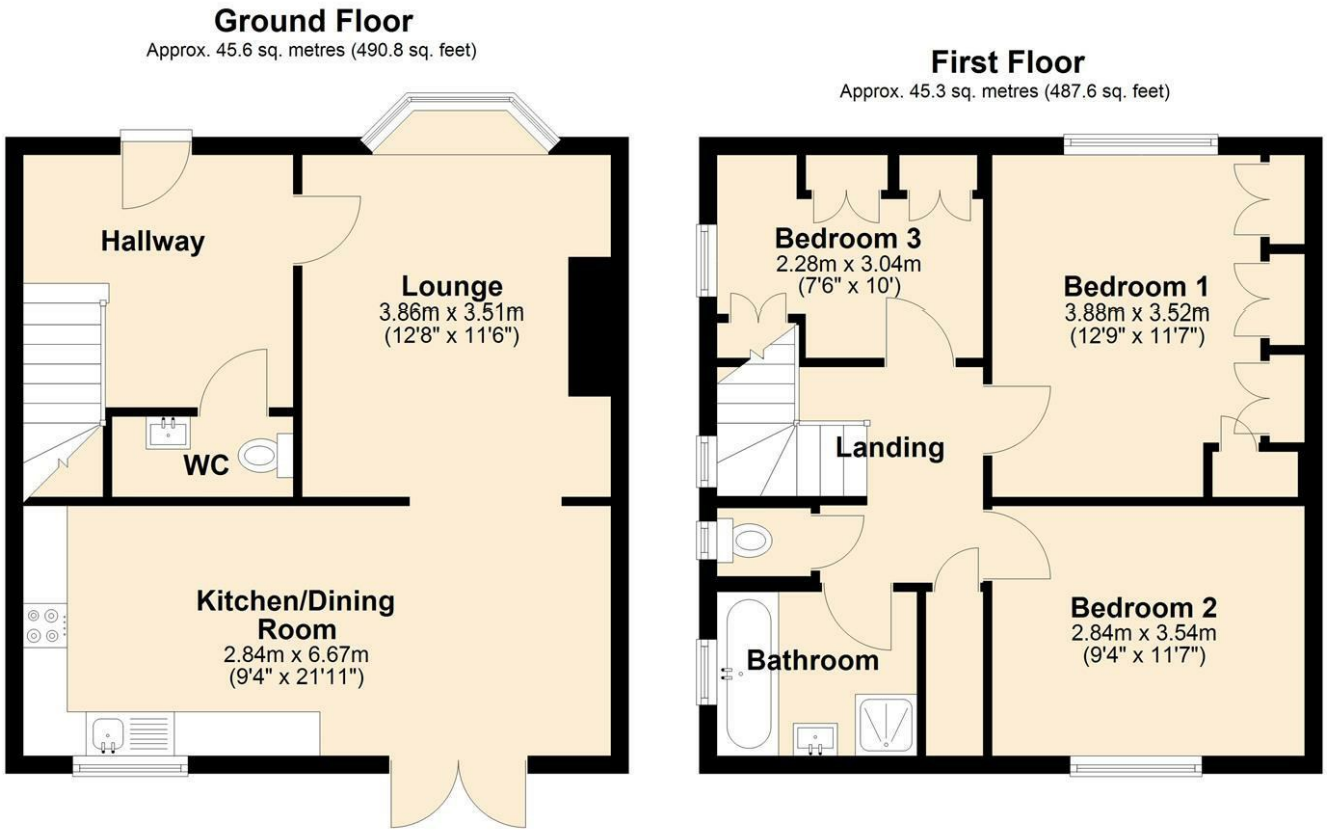
Free Market Appraisals / Valuations

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

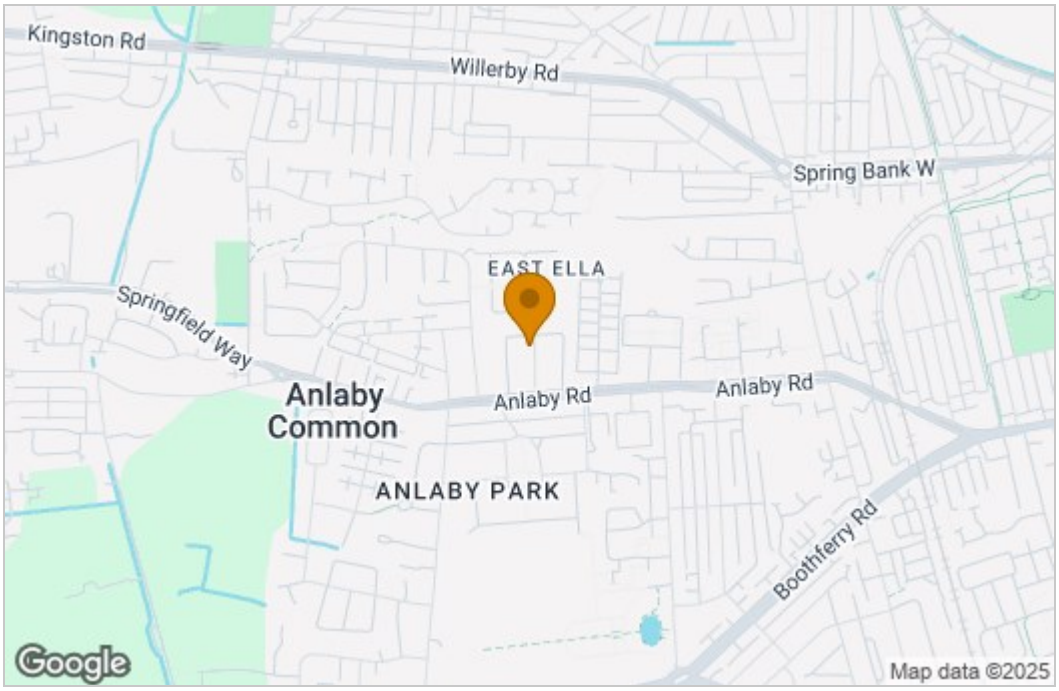
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

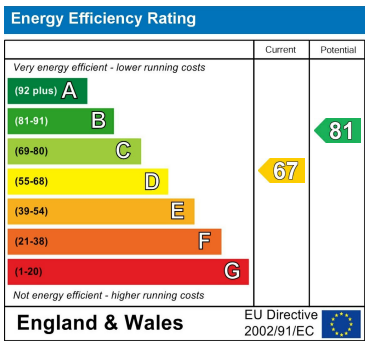


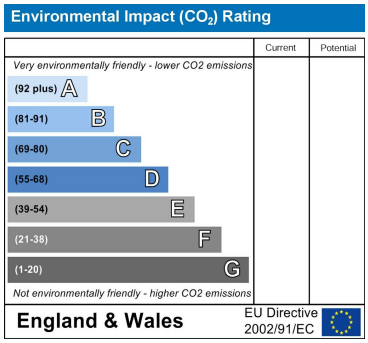
Total area: approx. 90.9 sq. metres (978.4 sq. feet)

Area Map



Energy Efficiency Graph





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