

Whitakers

Estate Agents



146 Foredyke Avenue, Hull, HU7 0DW

Asking Price £125,000

**** VACANT POSSESSION / NO OWARD CHAIN ****

This two-bedroom semi-detached house is situated in a popular residential location which enjoys proximity to an abundance of local amenities / leisure facilities with highly accessible transport links that connect to the Hull city center and surrounding villages.

Briefly comprising entrance hall, spacious lounge, fitted kitchen and conservatory which is Upvc double glazed throughout, the first floor boasts two good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front there is a partly lanwed / paved garden with boundary hedging to provide privacy for the front aspect. A side drive that allows off-street parking for multiple cars also leads to the detached garage (accessed via an up and over door) and gate opening to the enclosed rear garden: mainly laid to lawn with well stocked borders and paved patio seating areas.

The accommodation on offer does require some modernizing / TLC, but would be ideal for the first-time buyer wanting to make their initial step onto the property ladder and into a home they can add their own stamp onto. Alternatively, an investor searching for a property they can add value to and/or market for rental opportunity may also wish to arrange an internal inspection.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door with side windows and an under stairs storage cupboard.

Lounge 12'0" x 10'8" maximum (3.68m x 3.27m maximum)



Twin Upvc double glazed windows, gas central heating radiator, feature fireplace and a coved ceiling.

Kitchen 12'1" x 9'9" maximum (3.69m x 2.98m maximum)



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, split level oven and hob, plumbing for an automatic washing machine, enclosed staircase to the landing off.

Conservatory 9'2" x 8'8" maximum (2.81m x 2.66m maximum)



Upvc double glazed windows and double doors leading to the gardens.

First Floor

Landing

Upvc double glazed window, gas central heating radiator, access to the loft space which has a pull down ladder and houses the newly installed gas central heating combi boiler.

Bedroom One 12'1" x 9'10" maximum (3.70m x 3.00m maximum)



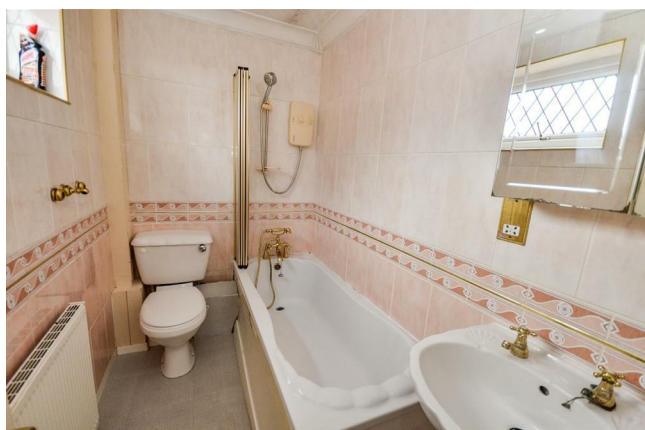
Twin Upvc double glazed windows, gas central heating radiator and a coved ceiling.

Bedroom Two 10'10" x 8'9" maximum (3.31m x 2.68m maximum)



Upvc double glazed window, gas central heating radiator, coved ceiling, laminate flooring and an over stairs storage cupboard.

Bathroom



Upvc double glazed window, gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, coved ceiling.

Gardens



To the front of the property there is a garden with a boundary hedge. A private side drive leads to the garage and to the rear of the property there is a further garden.

Garage

Detached pre cast garage with an up and over door.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - A

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating 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.

Whitakers Estate Agent Declaration

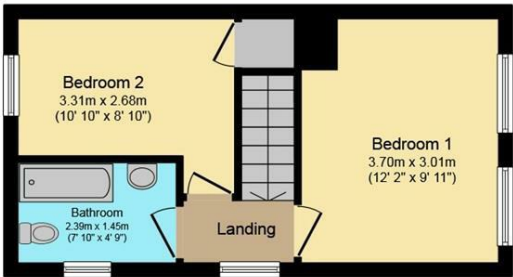
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Floor Plan



Ground Floor

Floor area 32.2 sq.m. (347 sq.ft.) approx



First Floor

Floor area 26.7 sq.m. (287 sq.ft.) approx

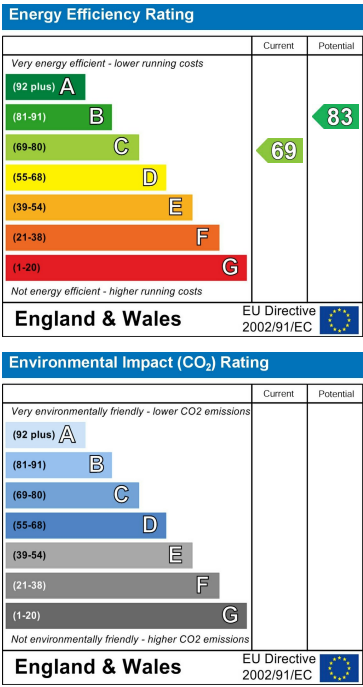
Total floor area 58.9 sq.m. (634 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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