

Whitakers

Estate Agents



25 Oldstead Avenue

, Hull, HU6 8LJ

£155,000



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Entrance Hall

Attractive tiled flooring, radiator, staircase off and useful under stairs storage cupboard.

Cloak Room

Tiled flooring continues, a low level wc and wash hand basin.

Lounge

A deep angled bay window to the front aspect, radiator and a feature fire place incorporating a solid fuel burner. Opens to:

Dining Area

Window to the side aspect, a radiator, feature fire place incorporating a solid fuel burner and French doors and screens give access to:

Storage

Giving access to the rear garden.

Kitchen

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Access to:

Rear Storm Porch

Plumbing for an automatic washing machine and access to the rear garden

First Floor Landing

Window to the side aspect and access to;

Bedroom One

A deep angled bay window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

Window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Three

Window to the rear aspect and a radiator

Bathroom

A white suite to comprise a panelled shower bath, wash hand basin and a low level wc. There is a plumbed shower unit over the bath with a shower screen to the bath side and a chrome heated towel rail.

Gardens

To the front of the property is a garden with flowers and shrubs and to the rear a garden of generous size laid to lawn, decorative aggregates and a paved patio area

Single Garage

Accessible via a shared side driveway.

Council Tax

Hull City Council - band B

Tenure

This property is freehold

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

Tel: 01482 877177

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 sales 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 - Brick under a tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal -EE, Vodafone, Three and O2

Broadband - Basic, 11 Mbps and Ultrafast 10000 Mbps

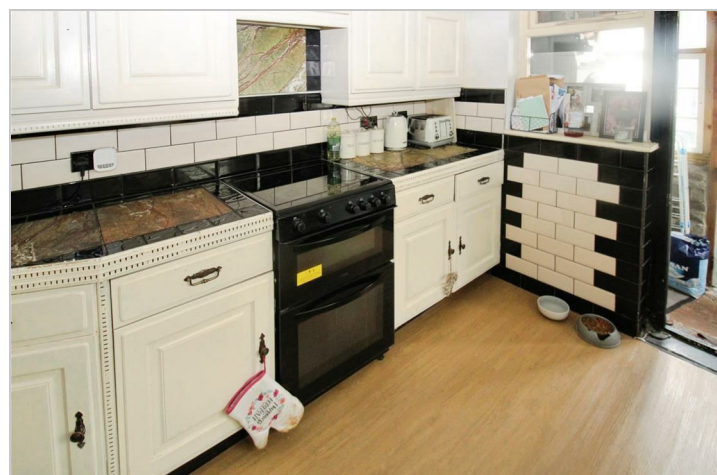
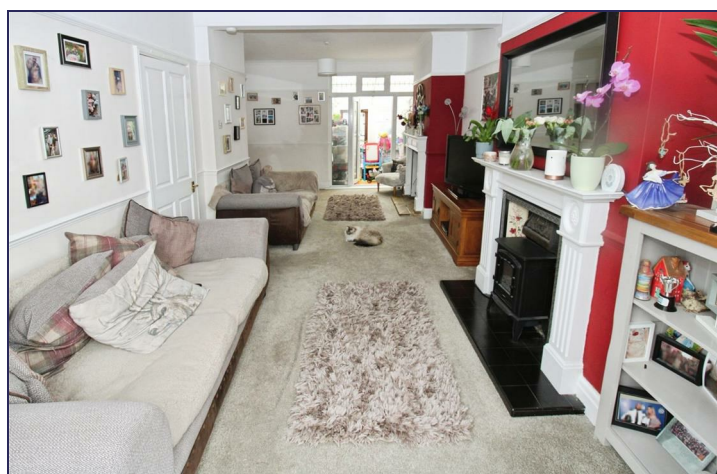
Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

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.



Road Map



Hybrid Map



Terrain Map



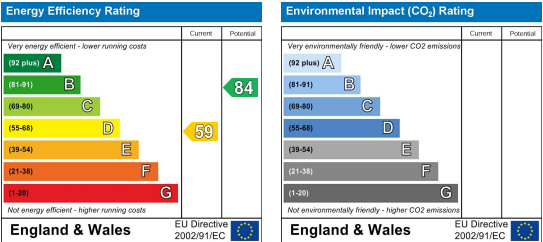
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.