Whitakers
Estate Agents









5 Norrison Avenue, Hull, HU6 7BS

Guide price £239,950

ENJOYING A TRANQUIL POSITION WITHIN THIS EXCLUSIVE AND SOUGHT AFTER LOCATION AND INDEED VERY RARELY AVAILABLE, THIS DETACHED TRUE BUNGALOW BOASTS A PLOT OF ENVIABLE SIZE WITH GARDENS TO THE FRONT AND REAR AND A PRIVATE DRIVEWAY TO A SINGLE GARAGE.
THE PROPERTY BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, NEWLY FITTED KITCHEN AND BATHROOM WITH APPLAINCES, THREE BEDROOMS OF GOOD PROPORTION AND HAS GAS CENTRAL HEATING TO RADIATORS. VERY WELL PRESENTED WITH BRAND NEW FLOOR COVERINGS AND RECENTLY RE-WIRED, THE PROPERTY REPRESENTS A FABULOUS OPPORTUNITY FOR THE PURCHASER LOOKING TO DOWN SIZE AND SIMPLY REQUIRES INTERNAL INSPECTION TO APPRECIATE.

Entrance Hall



"L" shaped, leading to all rooms, having a radiator and two useful built in storage cupboards

Lounge 16'2" x 13'1" (4.95 x 4.00)





Having a large bow window to the front aspect and a radiator

Fitted Kitchen 11'5" x 10'4" (3.50 x 3.15)





Newly fitted fixtures and fittings with a range of fitted floor units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to the side an rear aspects allowing plenty of natural light and integrated appliances include an electric oven, induction hob and a stainless steel over head extractor canopy.

Bathroom



Again, with newly fitted fixtures and fittings to comprise panelled bath, wash hand basin within a vanity unit and a dual flush low level wc. There is an electric shower unit over the bath with a shower screen to bath side and a wall mounted chrome heated towel rail.

Bedroom One 12'5" x 10'2" (3.80 x 3.12)



A bow window to the front aspect and a radiator

Bedroom Two 12'1" x 10'2" (3.70 x 3.12)



Window to the rear aspect and a radiator.

Bedroom Three 6'6",180'5" x 8'0" (2,55 x 2.45)



French Doors to the rear aspect giving access to the patio are and rear garden and there is a radiator.

Gardens





The property enjoys a generous plot with gardens to the front and rear. To the front is an enclosed garden laid to lawn and decorative aggregates and to the rear is a garden again laid mainly to lawn with borders and beds having an array of trees, flowers and shrubs. There is a garden storage shed and a paved patio area.

Single Garage

Accessible via decorative wrought iron gates to a generous private driveway. There is electricity supplied, an up and over vehicular door and a side personnel door.

Council Tax

Hull City Council - band C

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 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.

Dennis Leach is one of the members selling this property is an employee of Whitakers Estate Agents

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 Mpbs Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Whitakers Estate Agent Declaration:

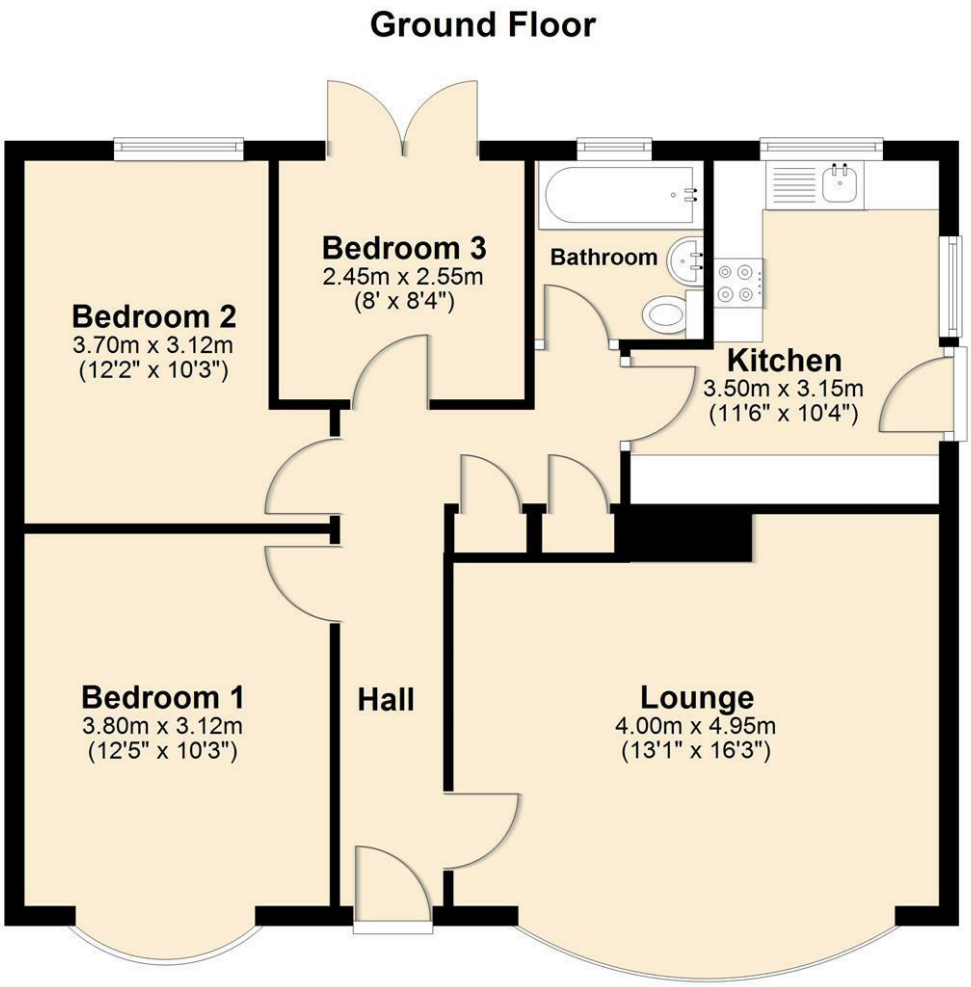
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Offering on a property

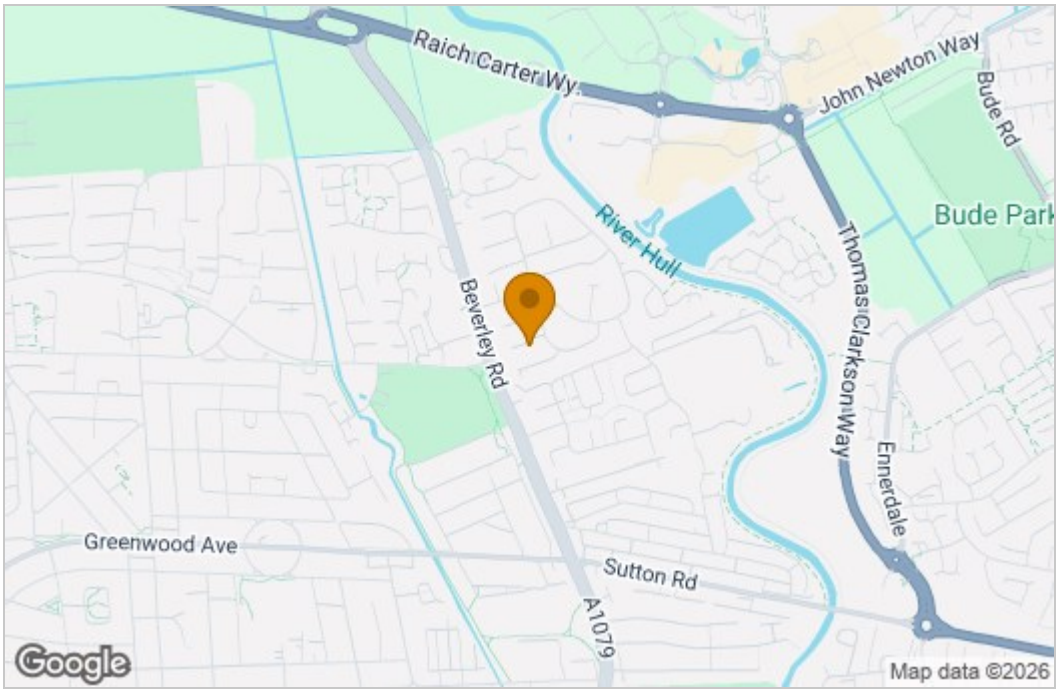
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

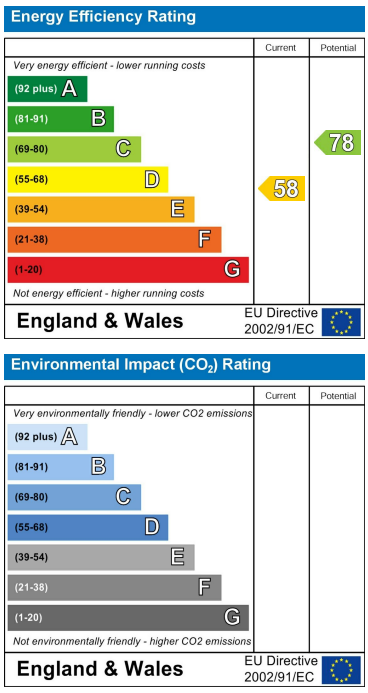
Floor Plan



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.

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