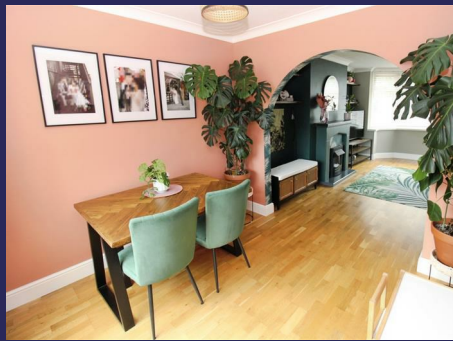


Whitakers

Estate Agents

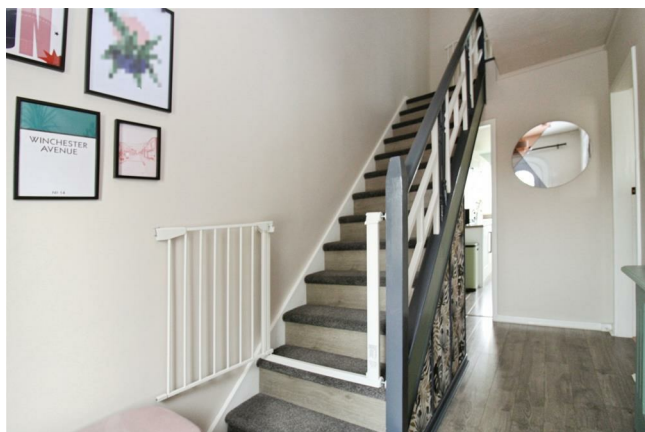


14 Winchester Avenue, Hull, HU9 4TS

£170,000

SITUATED TO THE EAST OF THE CITY, HANDILY PLACED FOR ALL OF THE EXCELLENT SHOPPING AND LEISURE AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER, THIS BEAUTIFULLY PRESENTED MODERN STYLE MID TERRACE HOUSE IS A MUST VIEW FOR THE GROWING FAMILY UNIT. THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE THROUGH TO A DINING AREA, FITTED KITCHEN WITH INTEGRATED "NEFF" APPLIANCES, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A CONTEMPORARY BATHROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN A PLOT OF GOOD PROPORTION WITH OFF STREET CAR PARKING AMENITIES TO THE FRONT AND AN ATTRACTIVE GARDEN TO THE REAR. FURTHER OFF STREET CAR PARKING IS PROVIDED WITH A GARAGE OF EXCELLENT SIZE VIA THE REAR OF THE PROPERTY. PRESENTED IN "IMMEDIATE MOVE INTO" CONDITION, INTERNAL VIEWINGS ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

Reception Hall



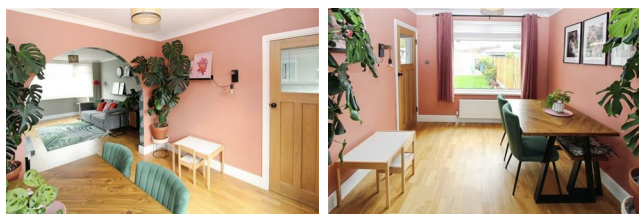
With staircase off, a radiator and attractive laminate flooring.

Lounge 14'3" x 11'0" (4.35 x 3.36)



An angled bay window to the front aspect, feature fire place, a radiator and engineered timber flooring. A feature archway gives access to :

Dining Area 9'2" x 9'1" (2.80 x 2.78)



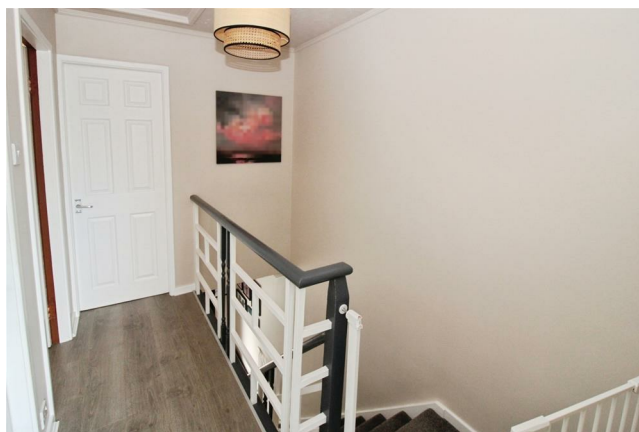
Engineered timber flooring continues, window to the rear aspect and a radiator.

Fitted Kitchen 14'4"x 7'9" (4.37x 2.38)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect,, laminate flooring, plumbing for an automatic washing machine and a dishwasher, partially tiled walls and integrated "NEFF" appliances include an electric oven and grill, four ring electric hob and an over head extractor canopy.

First Floor Landing



With laminate flooring and giving access to:

Bedroom One 11'9" x 10'9" (3.60 x 3.28)



Angled bay window to the front aspect, laminate flooring and a radiator.

Bedroom Two 11'9" x 10'9" (3.60 x 3.28)



Window to the rear aspect, a radiator and laminate flooring.

Bedroom Three 7'4" x 6'3" (2.26 x 1.92)



Window to the front aspect, a radiator and laminate flooring.

Bathroom



A contemporary suite in white to comprise panelled shower bath and a wash hand basin and low level wc within a vanity unit. There is a plumbed shower unit over the bath and a chrome heated towel rail.

Gardens



To the front of the property there are car parking amenities laid to decorative aggregates vis a dropped kerb side. To the rear is a garden of good proportion laid mainly to lawn, decorative aggregates and tree bark and there is a patio seating area.

Garage

Of excellent size and accessible via the rear of the property.

Council Tax

Tenure

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.

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 -Very Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

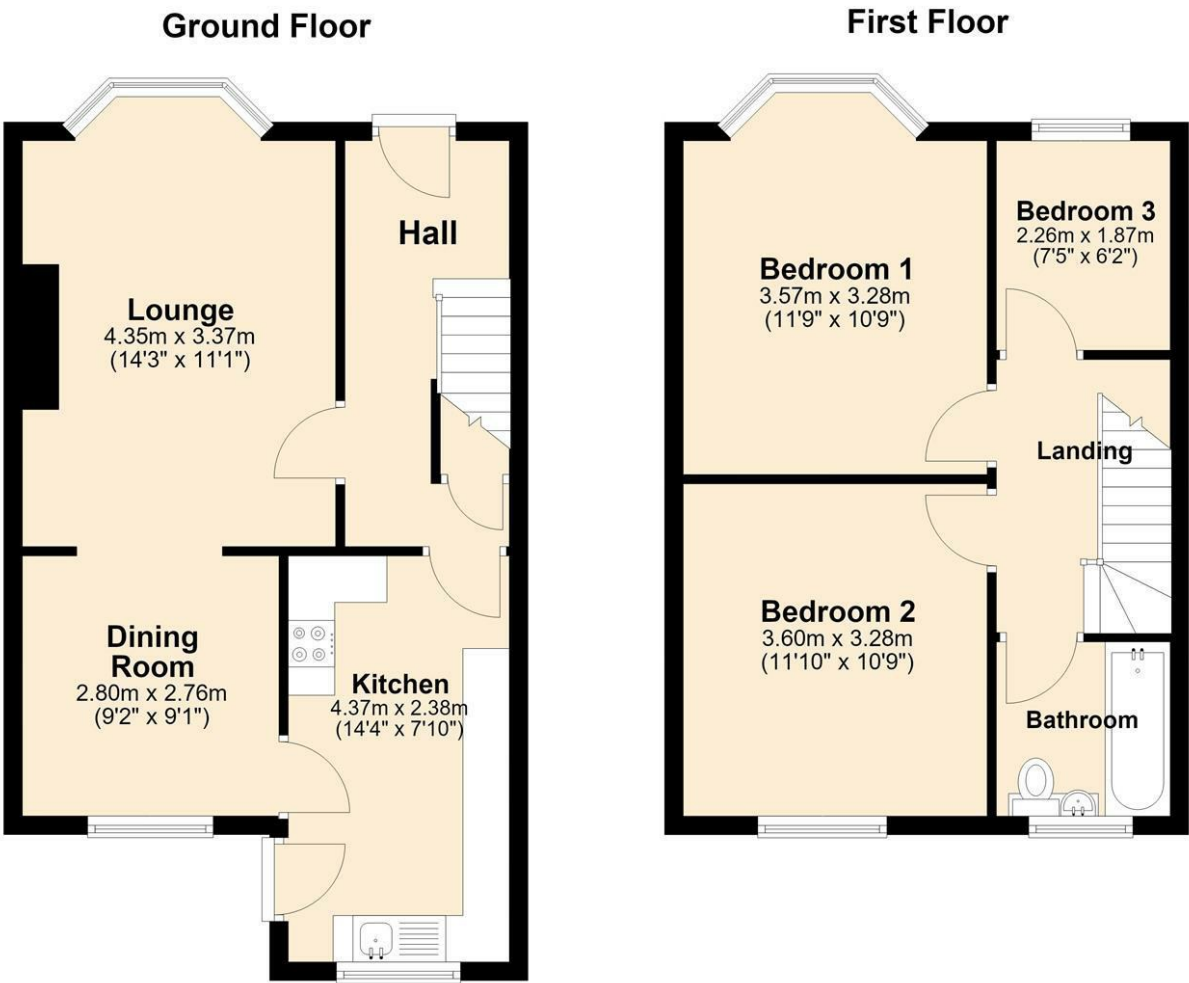
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements,

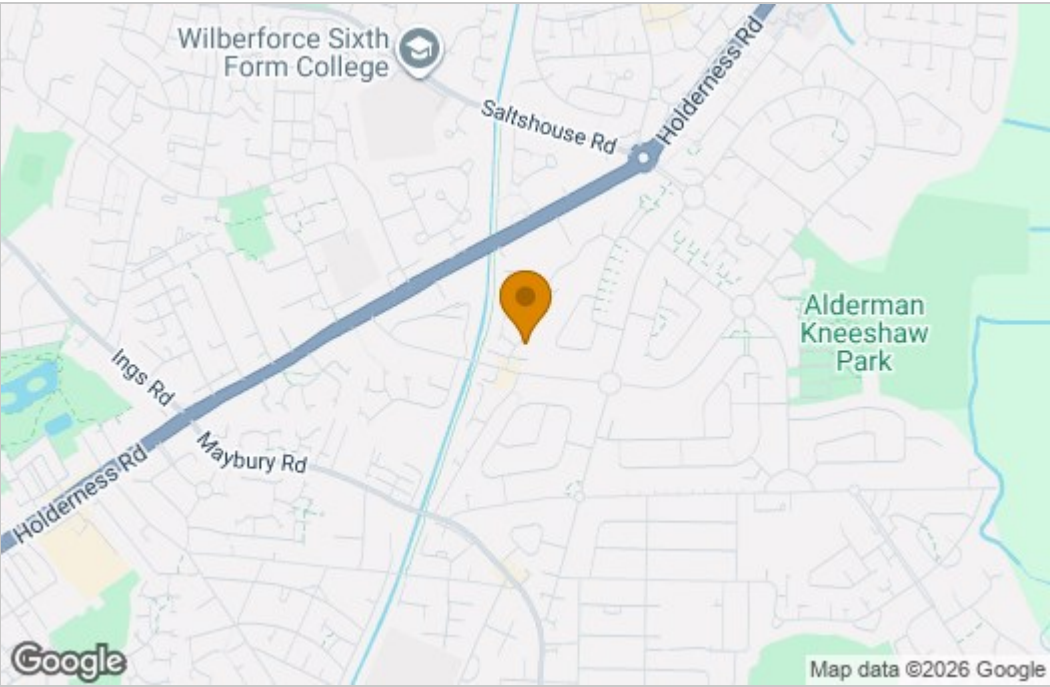
references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

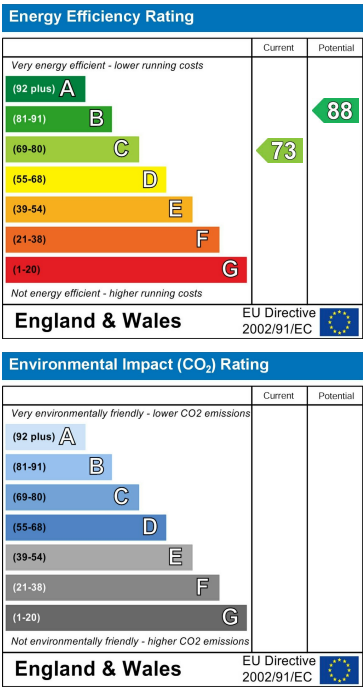
Floor Plan



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.