

# Whitakers

Estate Agents



**15 Stonebridge Avenue, Hull, HU9 5AY**

**£107,500**

\*\*\*\*\*£5,000 CONTRIBUTION TOWARDS DEPOSIT!\*\*\*\*\*

Whitakers are pleased to bring this Immaculately presented 2 bedroom terraced home to the market.

Much improved by the current owners, the property is well situated in a popular and sought after area just off Annandale Road, conveniently located for local shops, schools and amenities as well as excellent transport links around the City.

Tastefully presented throughout, the property briefly comprises; Entrance Hallway, Lounge/Dining room and Kitchen to the ground floor whilst there are 2 double bedrooms and a modern tiled shower room to the first floor.

Also benefitting from a low maintenance front garden and lovely and rear garden with handy utility shed together with gas central heating and UPVC double glazing, early viewing is recommended!



## The Accommodation Comprises

### Entrance Hallway

Composite door into entrance hallway with carpeted flooring, central heating radiator, under stair cupboard and stairs to first floor.

Lounge/Dining Room 20'7 x 11'6 max (6.27m x 3.51m max)



Spacious Lounge/Dining room with uPVC windows to front and rear aspect, carpeted flooring and two central heating radiators.

Kitchen 9'7 x 8'11 (2.92m x 2.72m)

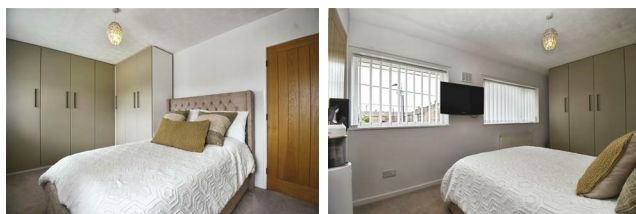


With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Inset electric cooking appliance, stainless steel sink/drainage and plumbing for automatic washing machine.

### First Floor Landing

Stairs from entrance hall to first floor landing with carpeted flooring, storage cupboard and loft access hatch.

Bedroom One 15'1 x 9'4 (4.60m x 2.84m)



Double bedroom with two uPVC windows to front aspect, carpeted flooring, central heating radiator, fitted wardrobes and built in storage cupboard.

Bedroom Two 11'1 x 9'6 (3.38m x 2.90m)



Second double bedroom with uPVC window to

rear aspect, carpeted flooring and central heating radiator

Bathroom 5'6 x 8'5 (1.68m x 2.57m)



Modern bathroom comprising walk in double mains shower with rainfall head and glazed screen, concealed cistern low flush wc and vanity hand wash basin. Fully tiled walls, vinyl flooring, heated chrome towel rail, extractor fan and two uPVC windows to rear aspect

### Outside



To the front of the property is a low maintenance courtyard garden laid to slate chippings with mature plants and shrubs and timber fencing. To the rear of the property is a lovely enclosed garden laid mainly to lawn with paved Patio seating areas, greenhouse, rear gate access and timber fencing to perimeters whilst the handy utility shed features full electric supply for numerous appliances and a uPVC window to rear.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC Rating D

### 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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 5 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

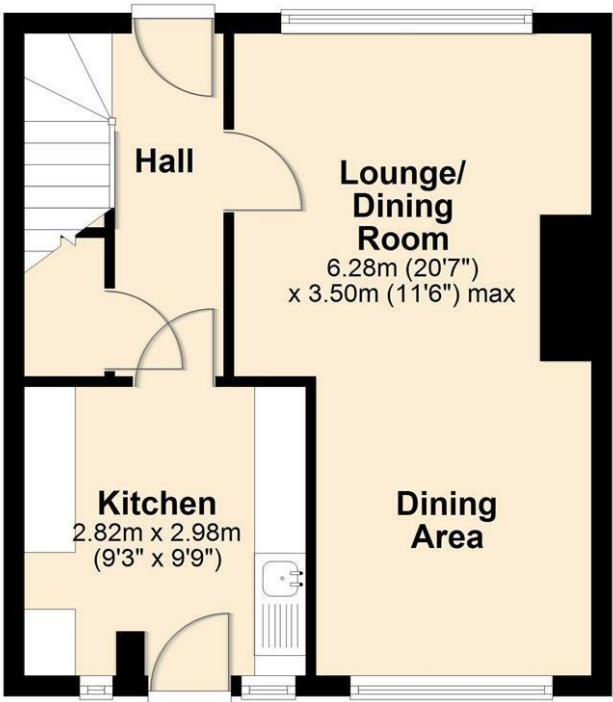
Planning - No

#### Whitakers Estate Agent Declaration:

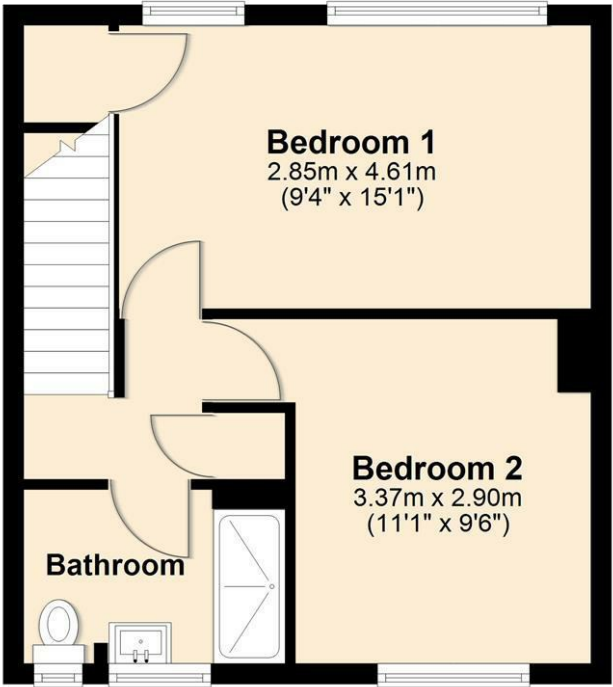
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

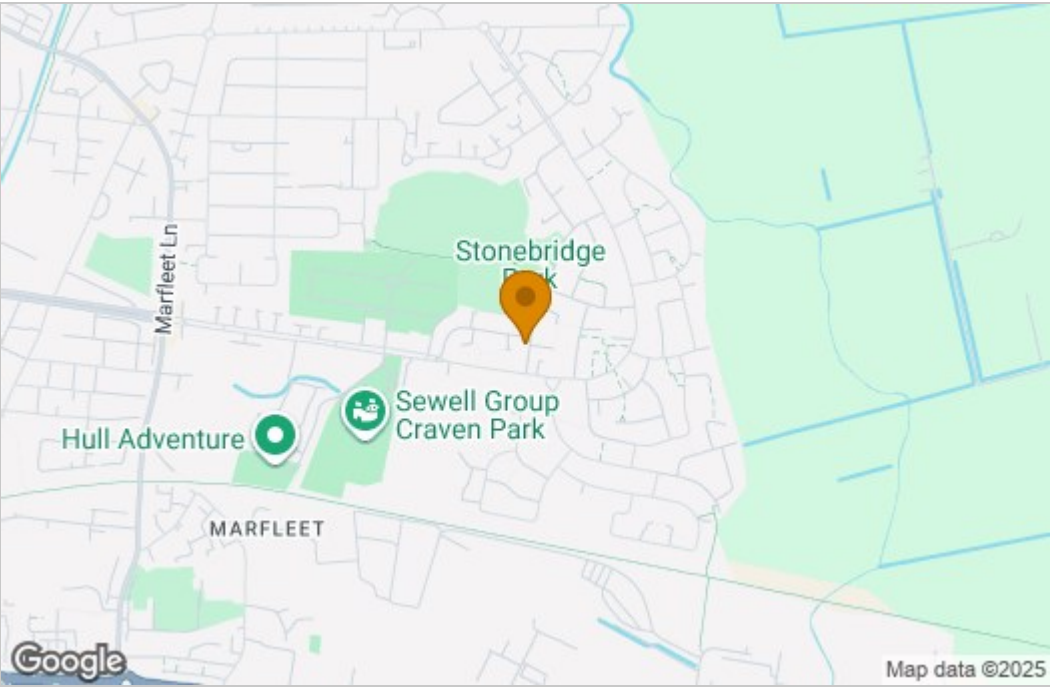
Ground Floor



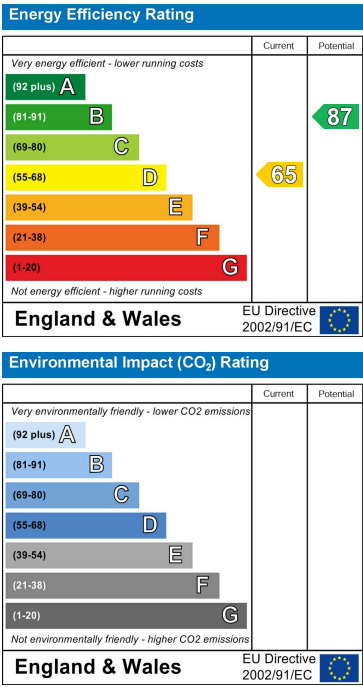
First Floor



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.