

# Whitakers

Estate Agents



**202 Greenwood Avenue, Hull, HU6 9NZ**

**Offers Around £119,950**

. ATTENTION FIRST TIME BUYERS, THE SMALL FAMILY UNIT AND THE REMOTE WORKER .

THIS VERSATILE MID TERRACE PROPERTY IS LOCATED TO THE NORTH OF THE CITY AND OFFERS A FABULOUS OPPORTUNITY FOR A VARIETY OF PURCHASERS.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WELL PRESENTED THROUGHOUT, THE PROPERTY BOASTS OFF STREET PARKING FOR TWO VEHICLES AND THE JEWEL IN THE CROWN IS THE OUTBUILDING TO THE REAR OF THE PROPERTY WHICH, GIVEN THE RELEVANT PERMISSIONS, LENDS ITSELF TO A HOST OF POSSIBILITIES.

NOT TO BE MISSED, APPOINTMENTS TO VIEW ARE ENCOURAGED AT THE EARLIEST IN ORDER TO AVOID DISAPPOINTMENT



Entrance Hall  
With staircase off.

Lounge 12'2" x 11'11" (3.71 x 3.65)



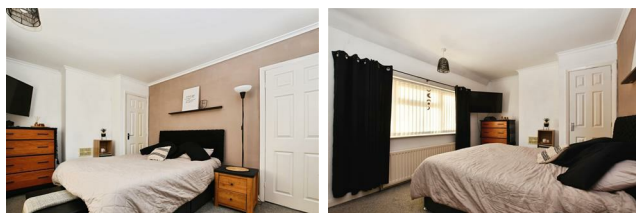
A deep angled bay window to the front aspect, attractive laminate flooring and a radiator.

Fitted Dining Kitchen 15'5" x 7'2" (4.72 x 2.20)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with monobloc tap. Windows to the rear aspect, partially tiled walls, a radiator and integrated appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy.

Bedroom One 14'0" x 10'1" (4.28 x 3.08)



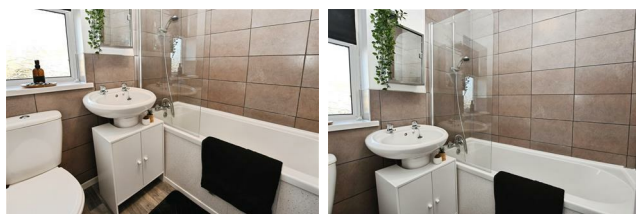
Window to the front aspect, a radiator and two useful built in storage cupboards.

Bedroom Two 10'9" x 8'10" (3.30 x 2.70)



Window to the rear aspect and a radiator

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc

unit. Partially tiled walls, a radiator and there is a shower attachment to the bath with a shower screen to the bath side.

Outside



To the front of the property is a block paved area which, via a dropped kerbside, gives access to off street parking for two vehicles. To the rear of the property is a garden which is laid mainly to lawn and gives access to a recently constructed outbuilding of excellent proportion.

Outbuilding



A fabulous addition which offers a host of opportunities from leisure pursuits to home working. It should be noted that relevant permissions may be required for various activities and the agent would suggest that enquiries are conducted before further procedure.

Council Tax  
Hull City Council - band A

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.

**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 tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 18 Mbps Ultrafast 10000  
Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

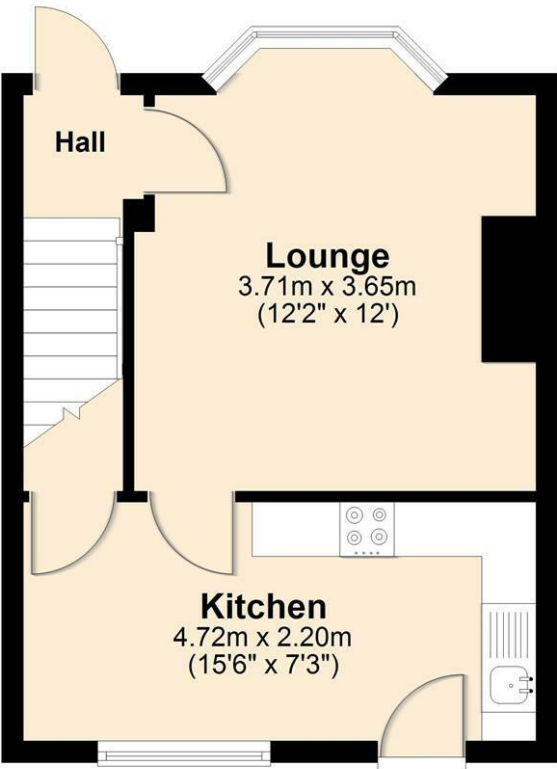
Planning -No

**Whitakers Estate Agent Declaration:**

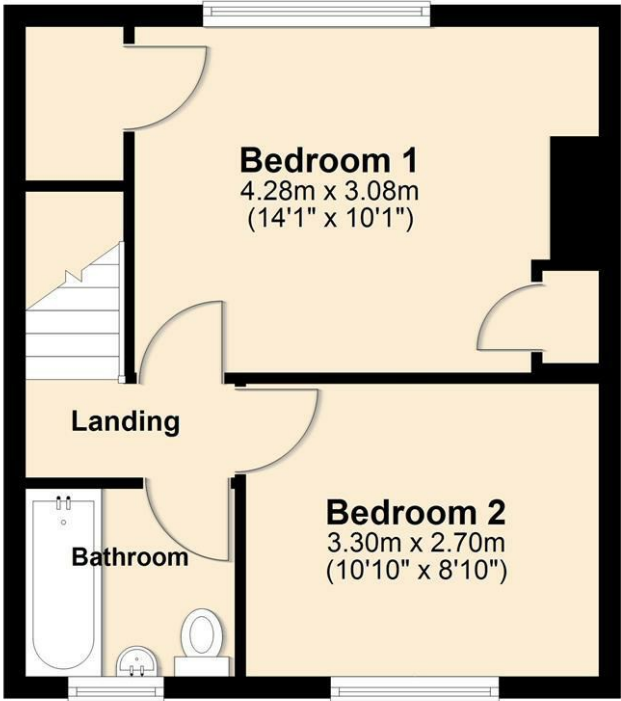
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Floor Plan

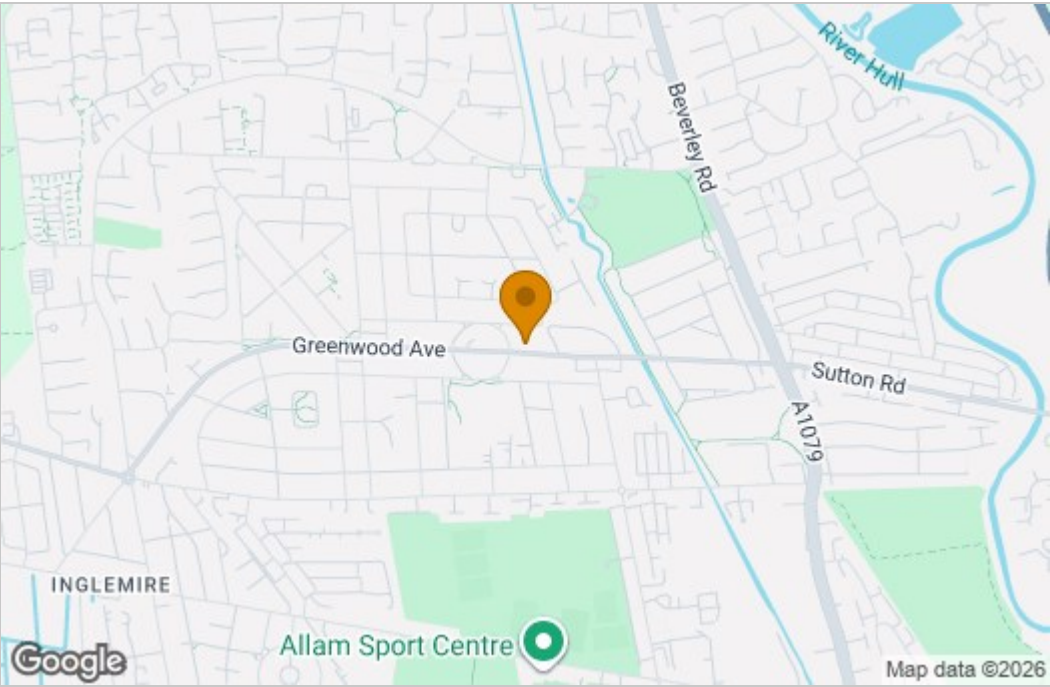
Ground Floor



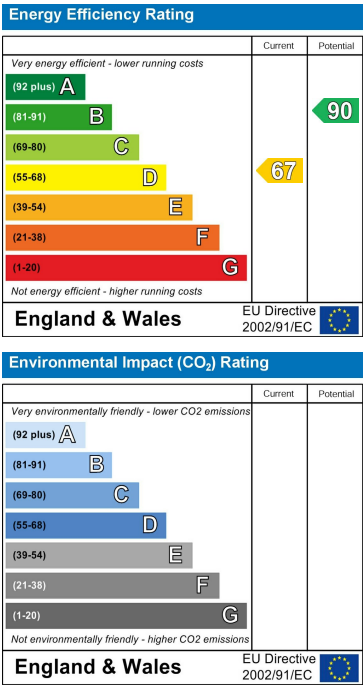
First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.