



**26 Winchester Avenue, Hull, HU9 4TS**

**Asking Price £129,950**

SITUATED TO THE EAST OF THE CITY, HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING AND LEISURE AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER, THIS TWO BEDROOM SEMI DETACHED BUNGALOW IS A GOOD OPPORTUNITY FOR THE PURCHASER LOOKING TO DOWN SIZE.

THE PROPERTY BRIEFLY COMPRISSES ENTRANCE HALL, LOUNGE, FITTED KITCHEN, CONSERVATORY, TWO BEDROOMS AND A CONTEMPORARY SHOWER ROOM AND HAS GAS CENTRAL HEATING AND DOUBLE GLAZING, SET WITHIN GARDENS OF GOOD PROPORTION WITH A SIDE DRIVEWAY TO A SINGLE GARAGE, THE PROPERTY REQUIRES A LITTLE UP DATING AND WILL APPEAL TO THE DISCERNING BUYER WISHING TO PUT THEIR OWN STAMP ON A PROPERTY  
APPOINTMENTS TO VIEW ARE ENCOURAGED.

## Entrance hall

Laminate flooring, a radiator and giving access to:

## Lounge 16'2" x 11'3" (4.95 x 3.45)



Window to the front aspect, feature fire surround incorporating an electric fire and two radiators.

## Kitchen 10'11" x 8'10" (3.35 x 2.70)



Fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, plumbing for an automatic washing machine, partially tiled walls and integrated appliances include an electric oven and grill, four ring gas hob and an over head extractor hood. Access to;

## Conservatory 11'5" x 7'1" (3.50 x 2.17)



Having a tiled floor, a radiator and there are French Doors giving access to the rear garden.

## Bedroom One 10'5" x 9'0" (3.20 x 2.75)



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

## Bedroom Two 8'8" x 7'10" (2.65 x 2.40)



Window to the front aspect and a radiator.

## Shower Room



Presented in contemporary style having a plumbed shower unit within an independent enclosure, wash handbasin in a vanity unit and a low level wc unit. Waterproof boarded walls and a chrome heated towel rail.

## Gardens



Of excellent proportion. There is an open plan paved garden to the front of the property and to the rear an enclosed garden laid to lawn with decorative aggregates and a paved patio area.

## Single Garage



Accessible via a 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 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 16 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



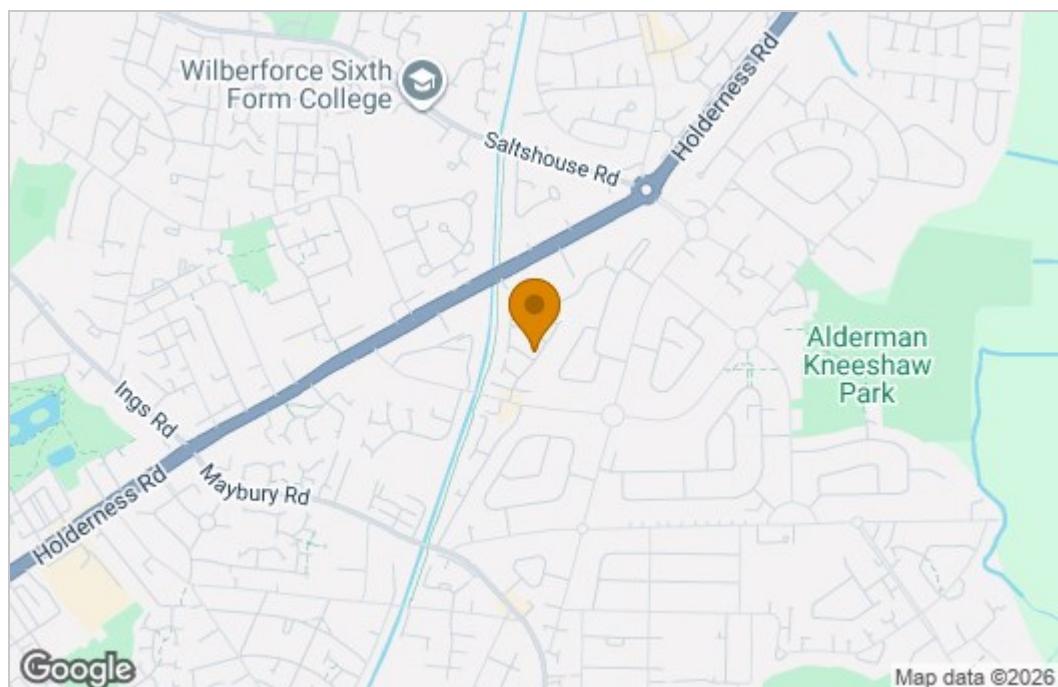
**Floor Plan**

Floor area 65.5 sq.m. (705 sq.ft.)

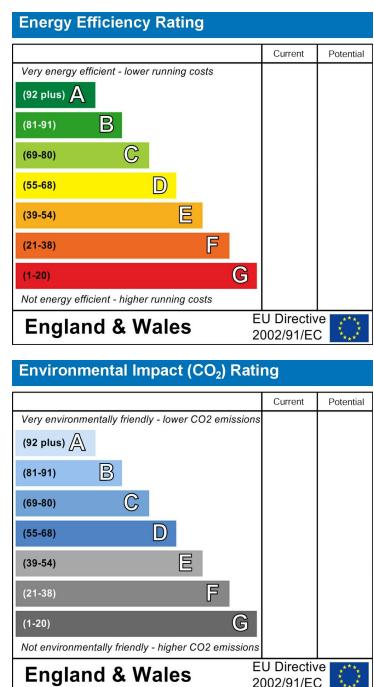
**Total floor area: 65.5 sq.m. (705 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co.uk](http://www.Propertybox.co.uk)

## 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.