

# Whitakers

Estate Agents



**285 Foredyke Avenue, Hull, HU7 0DY**

**£159,950**

A GOOD OPPORTUNITY FOR THE GROWING FAMILY UNIT, THIS MODERN STYLE SEMI DETACHED HOUSE IS LOCATED TO THE EAST OF THE CITY AND JUST A STROLL AWAY FROM THE WELL REGARDED STONEFERRY PRIMARY SCHOOL.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, OPEN PLAN FITTED KITCHEN AND DINING AREA, THREE FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

OCCUPYING A GENEROUS PLOT WITH GARDENS TO THE FRONT AND REAR AND SIDE DRIVEWAY TO A BRICK BUILT GARAGE, APPOINTMENTS TO VIEW INTERNALLY ARE ENCOURAGED.

### Entrance Hall

A radiator and useful under stairs storage cupboard.

### Lounge



Window to the front aspect, laminate flooring, a radiator and a feature fire surround incorporating an inset coal effect gas fire.

Open Plan Dining Kitchen 15'7" x 13'1" (4.77 x 4.00)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Staircase off, a radiator, plumbing for an automatic washing machine, laminate flooring, a radiator and there is a window to the rear aspect and French Doors give access to the rear garden.

### Bedroom One



Window to the front aspect and a radiator.

### Bedroom Two



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

### Bedroom Three



Window to the rear aspect and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc unit. Partially tiled walls, a radiator and there is an electric shower unit over the bath.

## Gardens



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

## Brick Built Garage



Accessible via a side driveway which also affords further off street car parking amenities.

## 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.

## 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.

## Material Information:

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

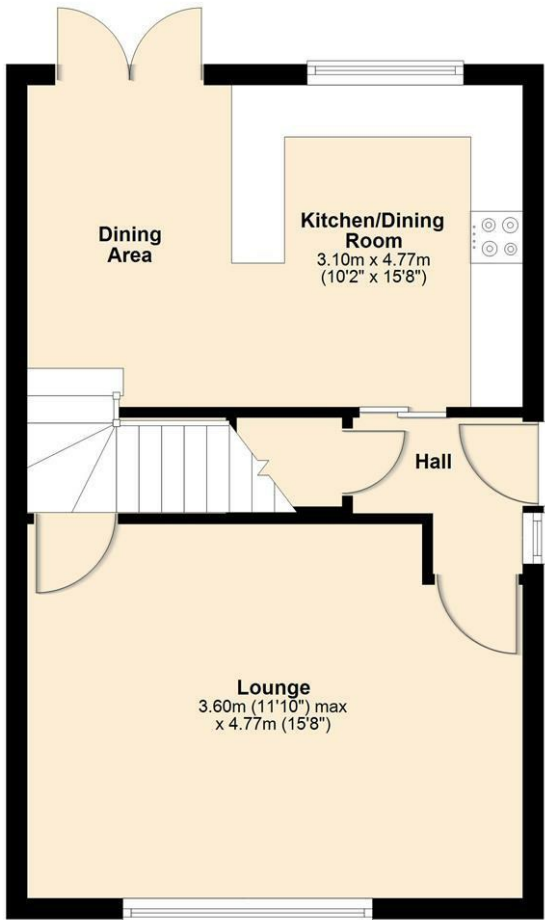
Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

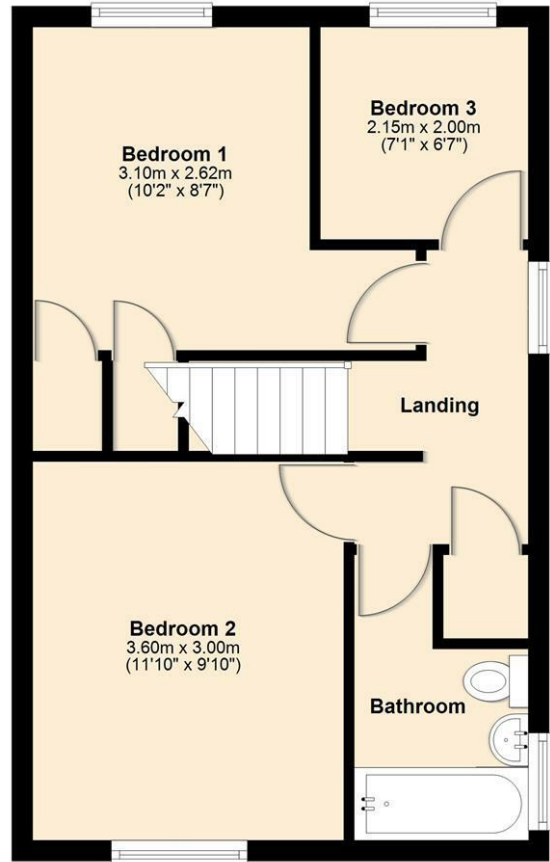
Planning - Not applicable

# Floor Plan

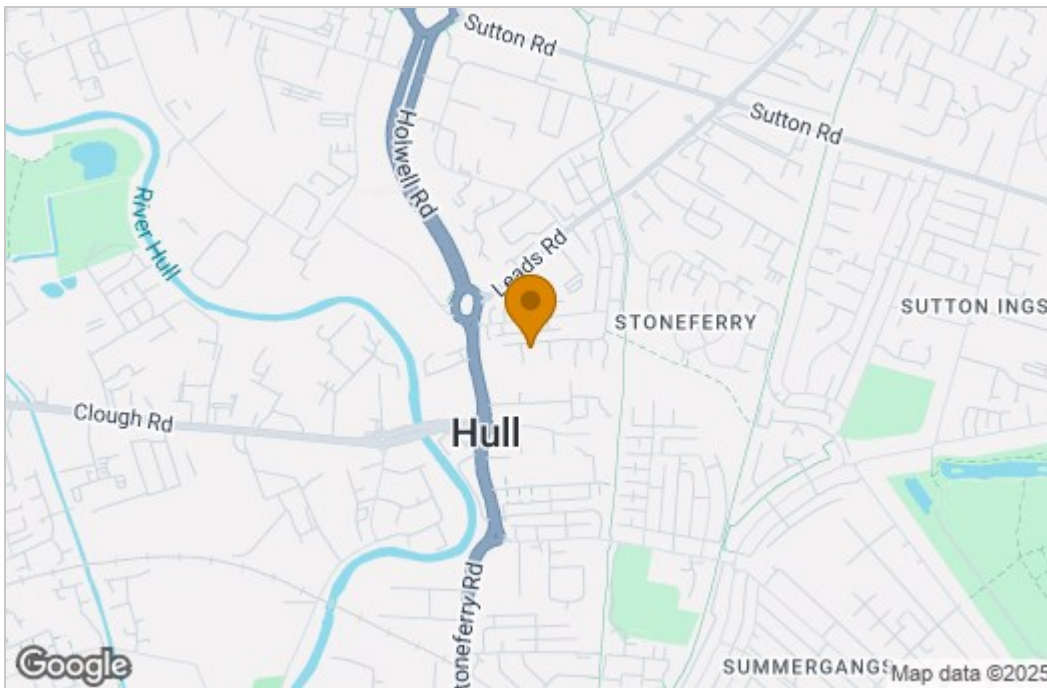
## Ground Floor



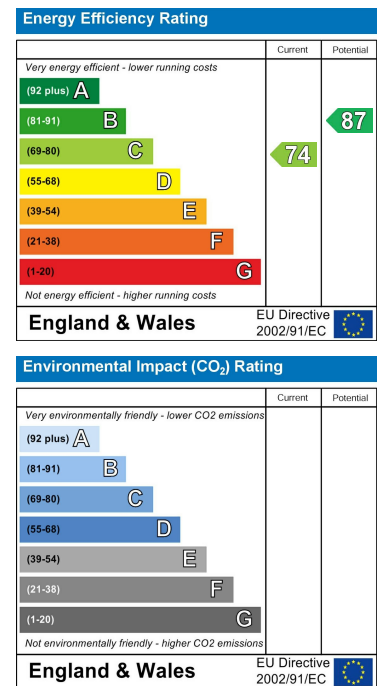
## First Floor



# Area Map



# Energy Efficiency Graph



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