

# Whitakers

Estate Agents



## 12 Thornhill Avenue, Hull, HU8 0EU

**£130,000**

This 2 bedroom semi-detached property is available to purchase with NO ONWARD CHAIN!

Situated at the foot of a quiet cul-de-sac and standing on a generously sized corner plot, the property is well positioned for local amenities together with highly regarded primary and secondary schools!

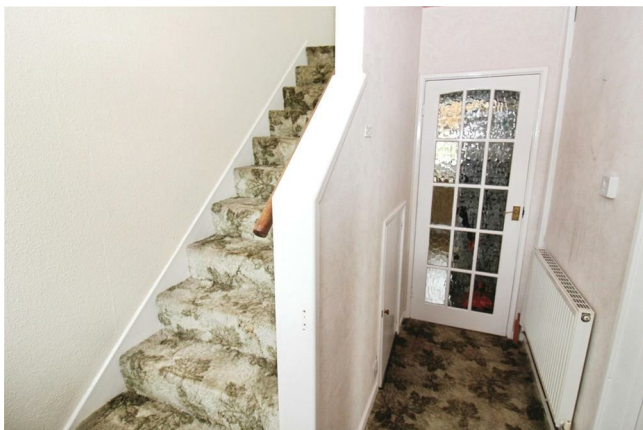
Unlock the potential of this charming 2-bed renovation project. Perfect for visionaries ready to create their dream home. Whilst in need of some modernisation, this represents an outstanding opportunity for the discerning buyer to truly put their own stamp on a well proportioned home in a most popular and convenient location!

Briefly comprising; entrance hallway, through lounge/dining room and kitchen to the ground floor, there are two generously sized bedrooms and a bathroom to the first floor.

Having the additional benefit of off road parking to the front and a attractive spacious rear garden. There is secure gated tenfoot access with the option to erect a garage at the rear of the property if desired. Benefiting from gas central heating and majority uPVC double glazing, viewings are invited via our office.

## The Accommodation Comprises

### Entrance hallway



Wooden front entrance door into hallway with stairs to first floor, under stairs cupboard, carpet flooring and door into....

Through Lounge/Dining Room 21'1" x 11'5" (6.43 x 3.49)



uPVC window to the front aspect, patio doors leading into the rear garden, radiators, carpeted flooring and feature fireplace with electric fire insert.

Kitchen 11'6" x 8'4" (3.52 x 2.55)



Fitted wall and base units with contrasting work surfaces and tiled splash backs, sink drainer with mixer taps. Plumbing for automatic washing machine, radiator, vinyl flooring and uPVC window to the rear aspect.

### Side Porch

Wooden doors front and rear access to the garden, tiled flooring.

### Downstairs WC



Low flush wc and hand wash basin and carpeted flooring.

### Storage/Shed

uPVC window to the rear aspect with electricity supply.

### First Floor Landing



Stairs from entrance hallway to first floor landing, uPVC window to the side aspect, carpeted flooring and loft access hatch.

Bedroom One 9'3" x 15'1" (2.83 x 4.60)



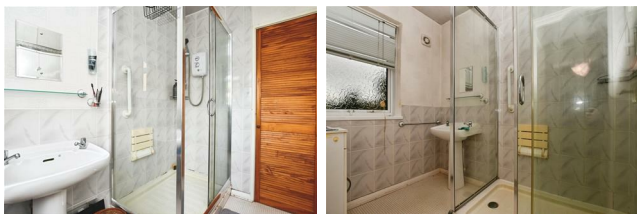
uPVC window to the front aspect, radiator, carpeted flooring and built in storage cupboard.

Bedroom Two 11'4" x 10'7" (3.46 x 3.23)



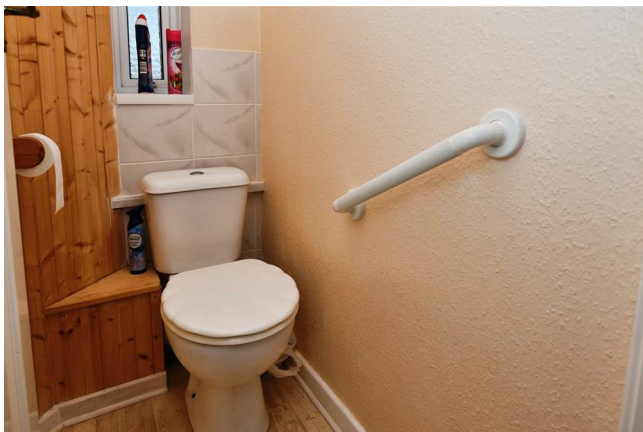
uPVC window to the rear aspect, radiator, carpeted flooring and built in storage cupboard.

## Bathroom



uPVC window to the side aspect, radiator, walk-in double shower with electric fitted shower, wash basin, vinyl flooring and partially tiled walls.

## Upstairs WC



uPVC window to the side aspect, vinyl flooring and low level WC.

## Outside



The front of the property offers off street parking.

To the rear is a surprisingly large garden with lawns, mature trees and shrubberies really do need to be viewed to be fully appreciated.

## Tenure

The property is Freehold

## Council Tax

Council Tax band A

Kingston upon Hull City Council

## EPC

Awaited

## 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 - Very Low

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

Broadband - Basic 4 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

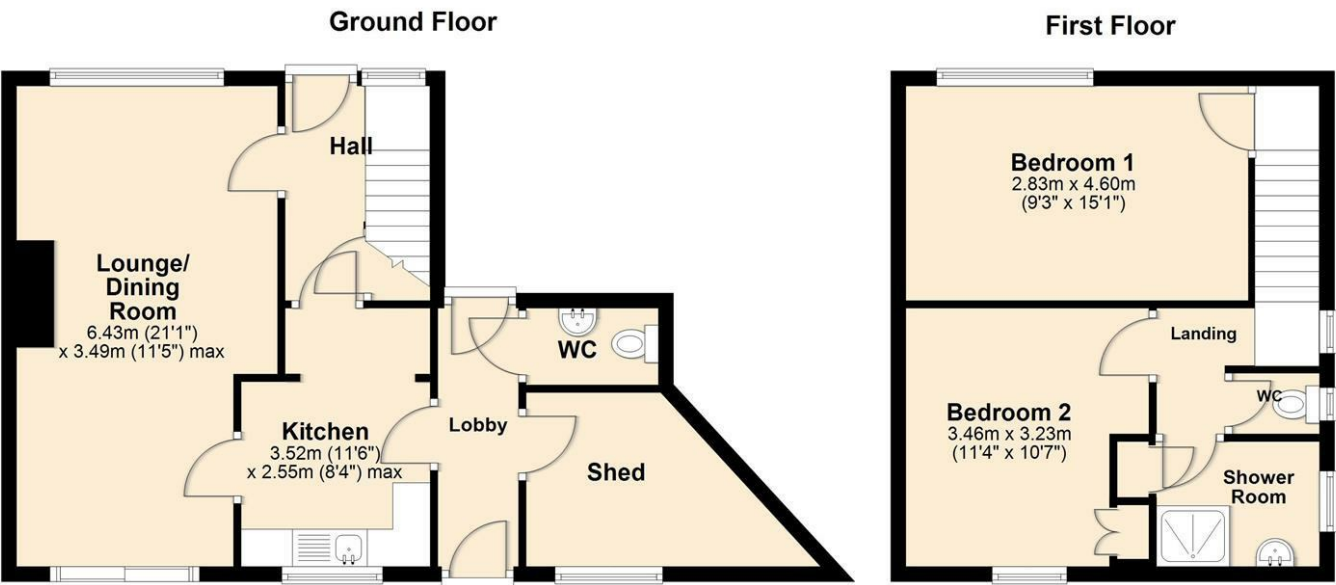
Coalfield or Mining Area - No

Planning - No

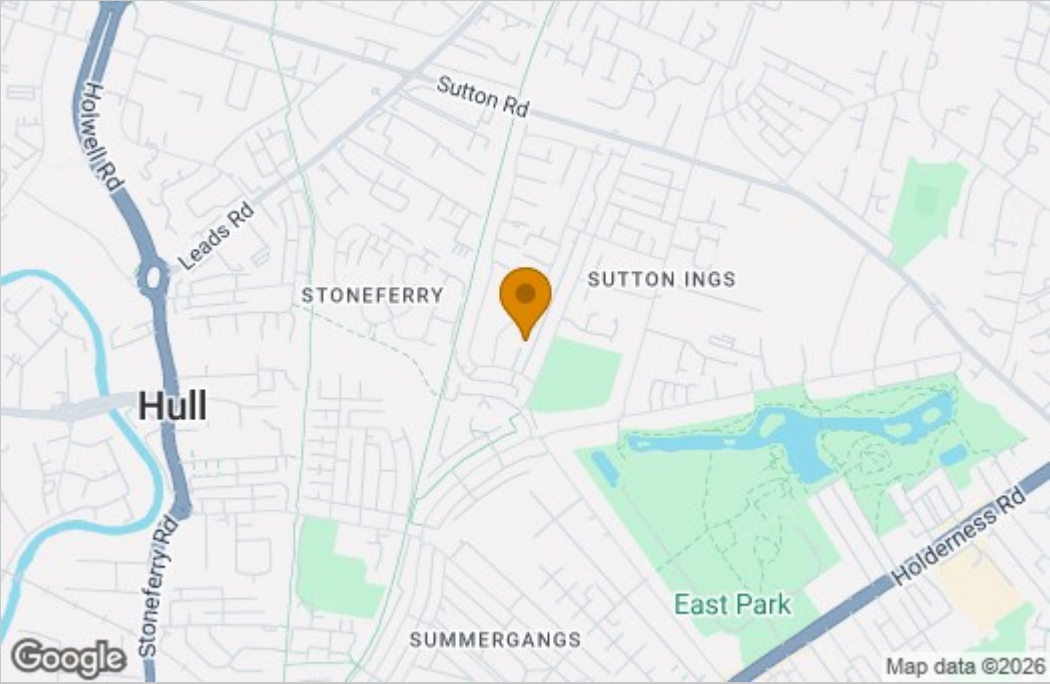
## Whitakers Estate Agent Declaration:

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.

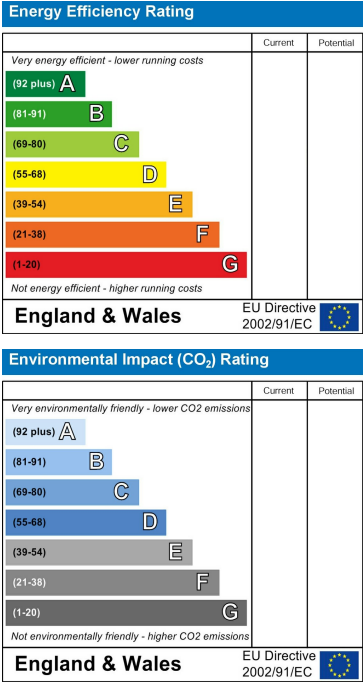
Floor Plan



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.