

Whitakers

Estate Agents



34 Wharfedale Avenue, Hull, HU9 3UD

£120,000

SITUATED IN THIS POPULAR EAST HULL AREA KNOWN LOCALLY AS "THE DALES" AND PARTICULARLY FAVOURED BY FIRST TIME PURCHASERS, THIS TWO BEDROOM MID TERRACE HOUSE IS AN IDEAL OPPORTUNITY TO GAIN A FOOTHOLD ON THE PROPERTY LADDER.

THE ACCOMMODATION BRIEFLY AFFORDS ENTRANCE HALL, LOUNGE THROUGH TO A DINING AREA, FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS, A BATHROOM, AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH OFF STREET PARKING AMENITIES VIA A DROPPED KERB TO THE FRONT OF THE PROPERTY AND A GATED TWENTY FOOT VEHICULAR ACCESS TO THE REAR , THERE IS A PLEASANT REAR GARDEN AND APPOINTMENTS TO VIEW ARE WELCOME.

Entrance Hall



With staircase off

Lounge



Window to the front aspect, feature fire place incorporating an inset pebble effect gas fire, a radiator and opens to:

Dining Area



With a useful under stairs storage cupboard and a radiator

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, tiled floor, a radiator, plumbing for an automatic washing machine and integrated appliances an electric oven, four ring gas hob , a stainless steel over head extractor canopy and a dishwasher

Bedroom One



Window to the front aspect, a built in storage cupboard and a radiator.

Bedroom Two



Window to the rear aspect, fitted wardrobes and a radiator

Bathroom



A white suite to comprise panelled bath, wash hand basin, a wash hand basin and a low level wc. Tiled walls and floor , a chrome heated towel rail and a plumbed shower unit within an independent enclosure

Outside



To the front of the property is a dropped kerb allowing off street parking access for a vehicle. To the rear is a garden laid to decorative aggregates and there is a gated "twenty foot" for further vehicular access.

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.

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 - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

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

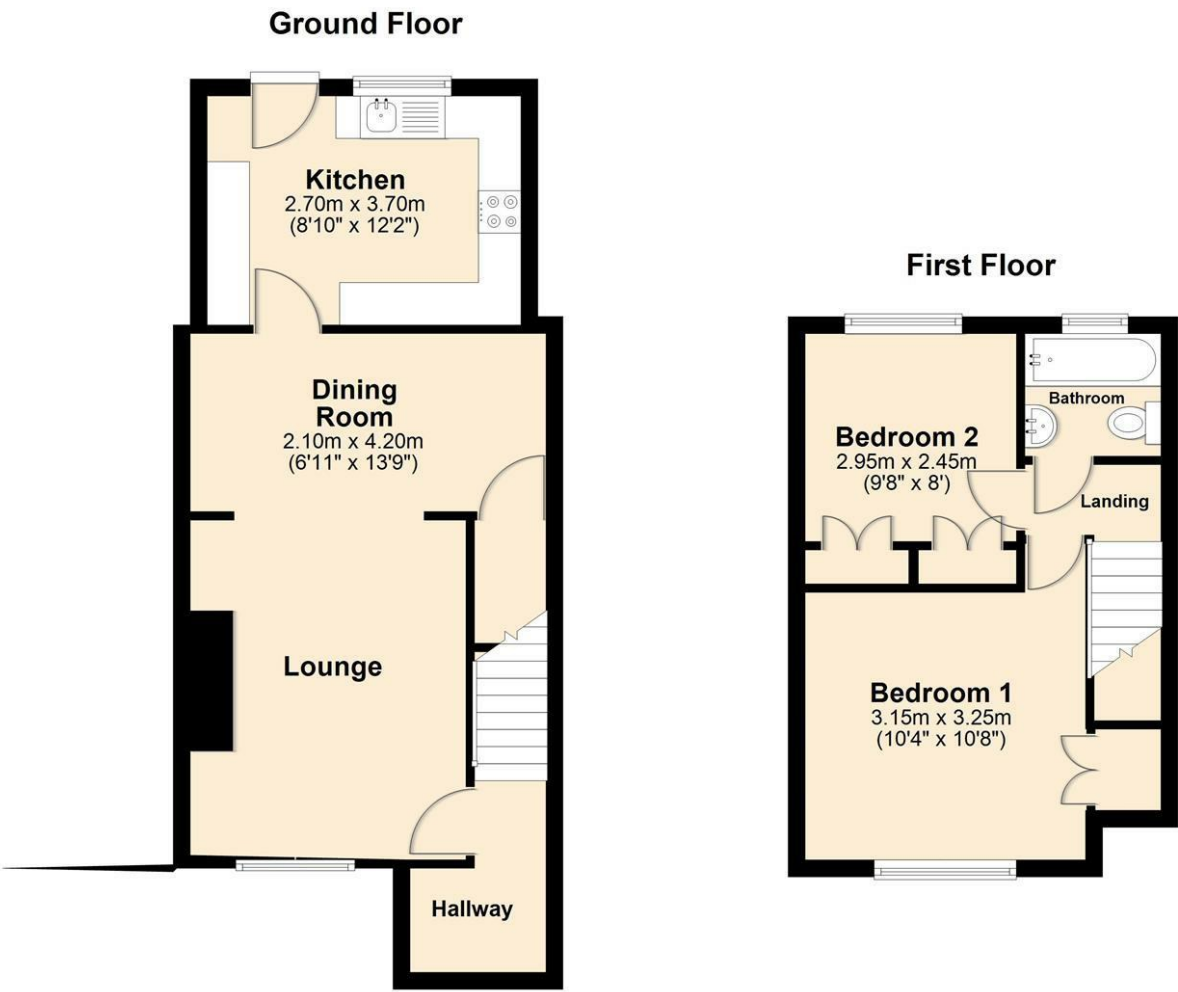
Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

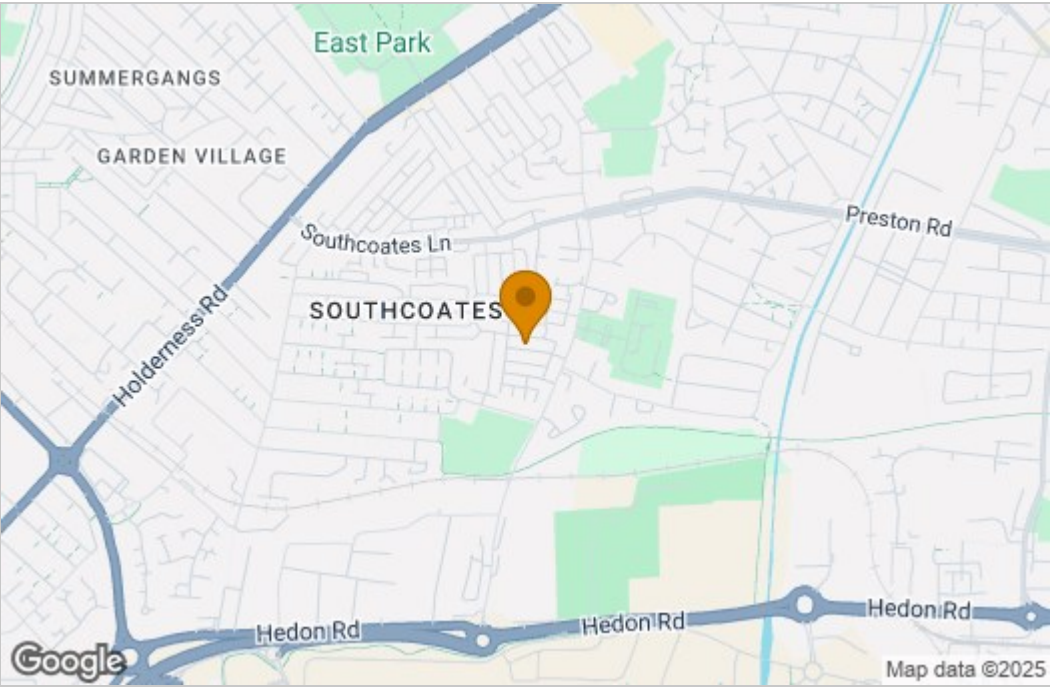
Coalfield or Mining Area -No

Planning -No

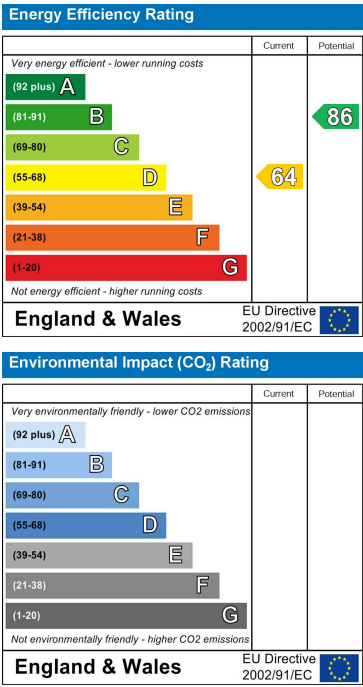
Floor Plan



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.