

# Whitakers

Estate Agents



**22 Clapham Avenue, Hull, HU8 0QQ**

**Guide price £135,000**

\*\*\* GUIDE PRICE £135,000 TO £145,000 \*\*\*

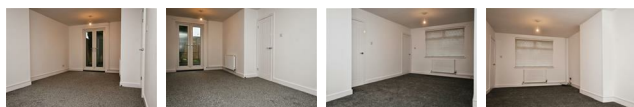
A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM AND WITHIN THE CATCHMENT AREA OF SOUGHT AFTER EDUCATIONAL CHOICES. THIS MODERN STYLE END TERRACE PROPERTY BOASTS FOUR BEDROOMS AND A FAMILY BATHROOM TO FIRST FLOOR, WITH A THROUGH LOUNGE AND DINING AREA TO THE GROUND FLOOR ALONG WITH A FITTED KITCHEN. PRESENTED IN READY TO MOVE INTO CONDITION, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND IS SET WITHIN PLEASANT GARDENS. EARLY INTERNAL INSPECTIONS ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

## Entrance Hall



With staircase off and a radiator.

Lounge and Dining Area 21'1" x 11'2" (6.44 x 3.41)



Window to the front aspect, two radiators and there are French Doors to the rear aspect giving access to the rear garden.

Fitted Kitchen 12'8" x 10'6" (3.88 x 3.22)



A good range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit with mixer tap. Window to the rear aspect, spotlights to the ceiling, plumbing for an automatic washing machine, useful under stairs storage cupboard and a radiator.

## First Floor Landing

Bedroom One 11'10" x 11'3" (3.63 x 3.45)



Window to the front aspect and a radiator.

Bedroom Two 11'10" x 7'11" (3.62 x 2.42)



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

Bedroom Three 8'11" x 8'2" (2.72 x 2.50)



Window to the rear aspect and a radiator.

Bedroom Four 8'11" x 7'4" (2.72 x 2.25)



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, spotlights to the ceiling and a radiator.

## Gardens



To the front of the property is a small garden and to the rear a garden of good proportion laid to lawn and decorative aggregates with a brick built storage shed having an electricity supply

## Tenure

This property is Freehold

## Council Tax

Hull City Council - band A

## Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Very Low

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

Broadband - Basic 10 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.

## 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.

## Additional Services:

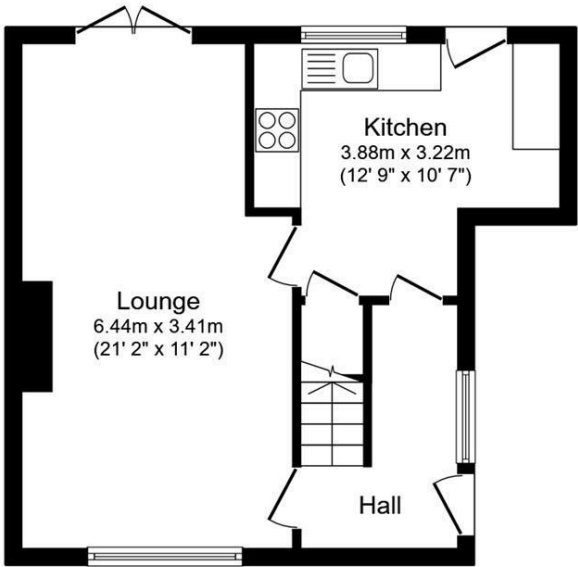
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

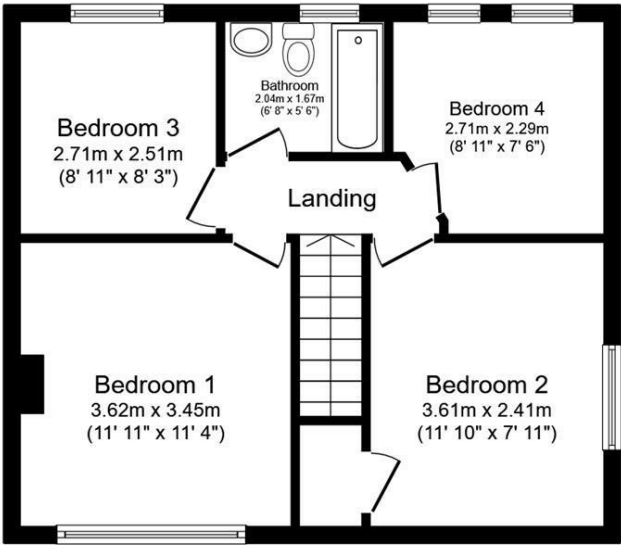
## Free Market Appraisals/Valuations

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.

Floor Plan



Ground Floor  
Floor area 38.4 sq.m. (413 sq.ft.)

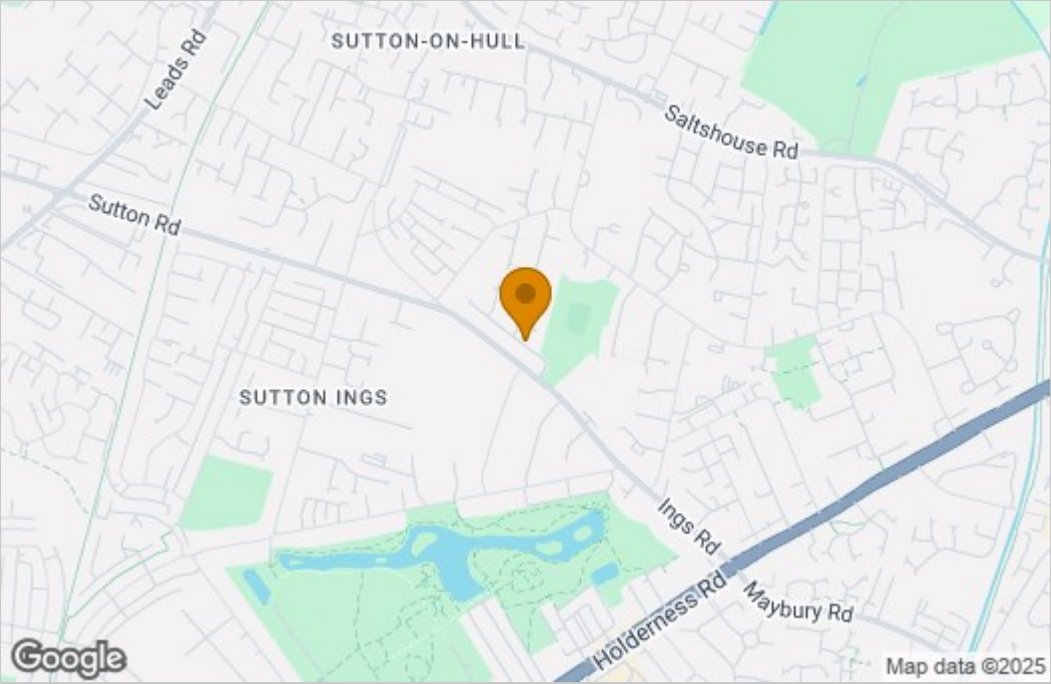


First Floor  
Floor area 47.8 sq.m. (514 sq.ft.)

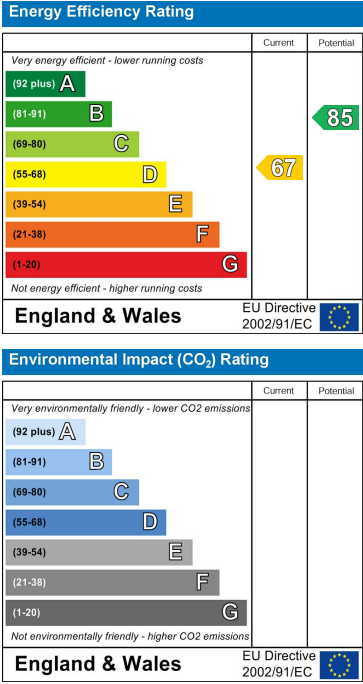
Total floor area: 86.2 sq.m. (928 sq.ft.)

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.io](https://www.propertybox.io)

Area Map



Energy Efficiency Graph



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