

# Whitakers

Estate Agents



## 45 Stocksbridge Avenue, Hull, HU9 5DA

**£125,000**

SITUATED ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY AND PARTICULARLY OF INTEREST TO THE FIRST TIME BUYER, THIS MODERN STYLE END HOUSE BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN, TWO BEDROOMS OF GOOD PROPORTION AND A SHOWER ROOM AND HAS A GAS CENTRAL HEATING SYSTEM TO RADIATORS AND DOUBLE GLAZING. OCCUPYING A GENEROUS ENCLOSED PLOT AND ENJOYING THE BENEFIT OF A DRIVEWAY TO A GARAGE, THE PROPERTY IS SITUATED CLOSE TO THE LOCAL PARK AND PLAYING FIELDS AND JUST A STROLL THE LOCAL SHOPS. INTERNAL INSPECTION IS ENCOURAGED.

#### Entrance Hall

With staircase off and a radiator

#### Lounge

Window to the front aspect and an Adam style fire surround and a radiator

#### Dining Kitchen

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

#### Landing

With a built in storage cupboard and giving access to:

#### Bedroom One

Window to the front aspect, a radiator and built in wardrobes with mirror fronted sliding doors.

#### Bedroom Two

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

#### Shower Room

An electric shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc. Tiled walls and spotlights to the ceiling.

#### Gardens

The property occupies a generous enclosed corner plot with privacy provided by a brick wall and timber fencing

#### Garage

To the rear of the property and accessed by a driveway and double gates

#### 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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 5 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

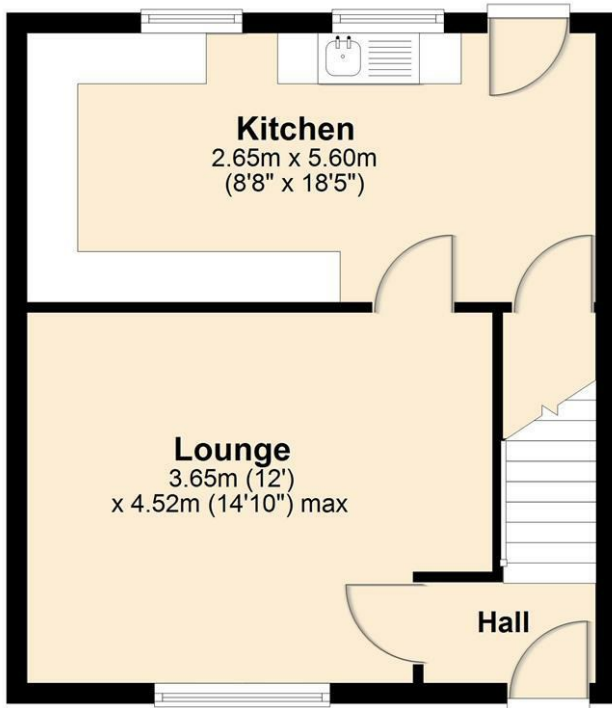
Planning -No

#### Whitakers Estate Agent Declaration:

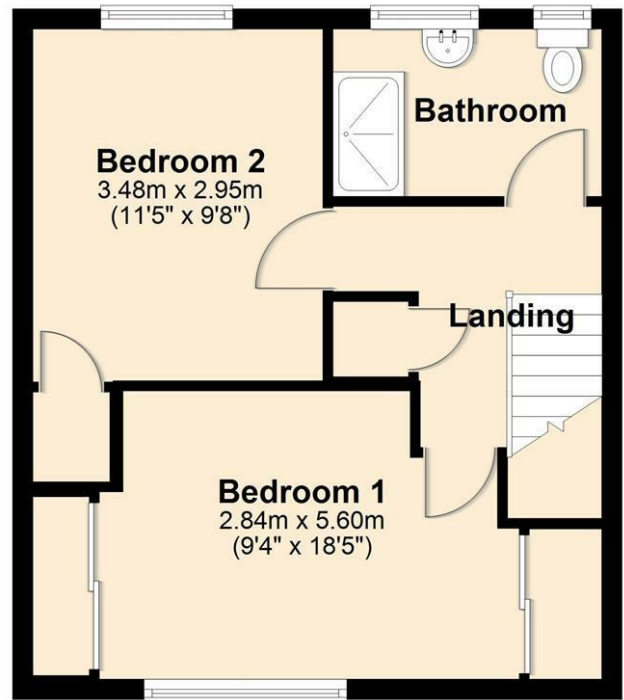
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# Floor Plan

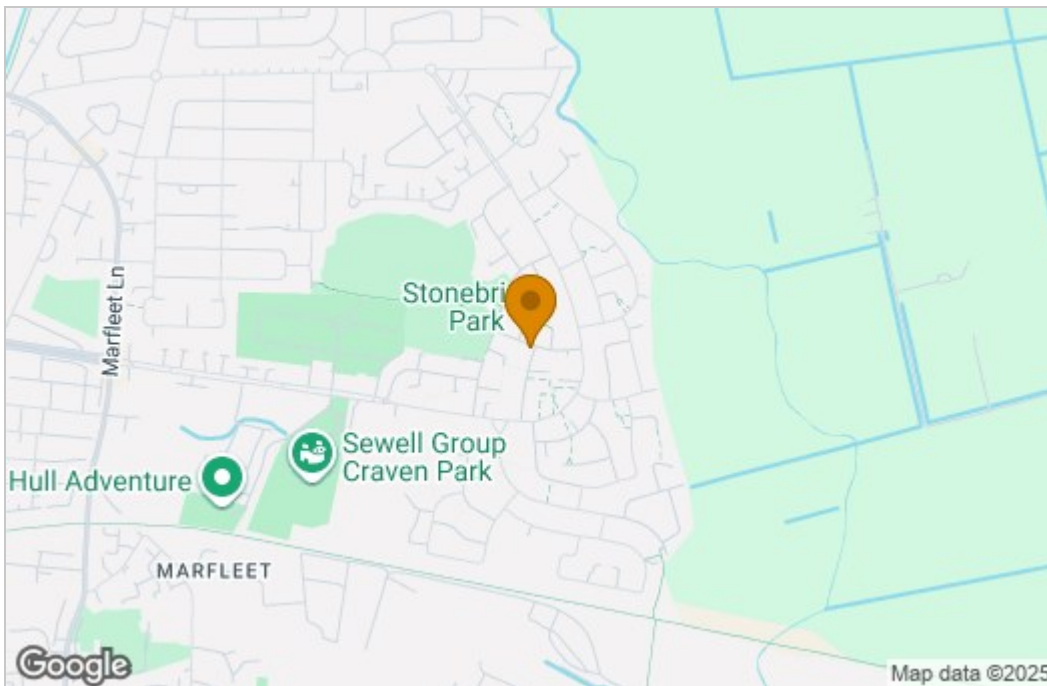
## Ground Floor



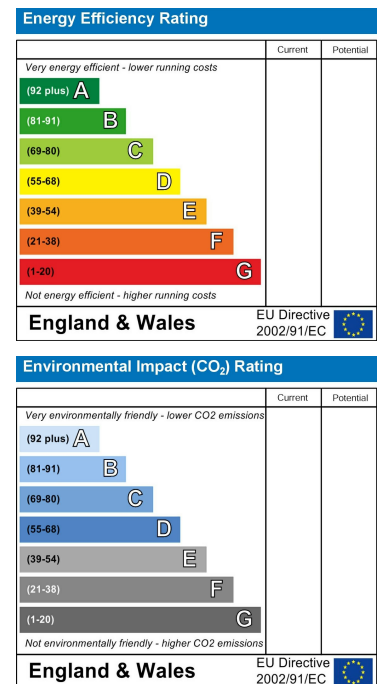
## First Floor



## Area Map



## Energy Efficiency Graph



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