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Limb
MOVING HOME









10 Yarmouth Avenue, Hull, HU4 7ES

- No Onward Chain
- Triple Aspect Lounge
- Westerly Rear Garden
- 2 Double Bedrooms
- Shower Room
- Scope for Modernisation
- Council Tax Band = A
- Freehold / EPC = C

£115,000

INTRODUCTION

Offered for sale with no onward chain, this well presented two bedroom property provides an excellent opportunity for a purchaser seeking a home which would benefit from some modernisation.

The accommodation comprises an entrance hallway, a dual aspect lounge and a fitted kitchen. There are two double bedrooms, both with built-in wardrobes, together with a shower room.

Outside, a block paved garden area extends to the front of the property, whilst the westerly facing rear garden is predominantly paved with a concrete area, requiring relatively little upkeep. There is also a useful brick-built store.

An appealing property with well proportioned accommodation and scope for updating to suit individual tastes.

LOCATION

Yarmouth Avenue runs between Bethune Avenue and Saltash Road to the west of Hull, forming part of an established residential area conveniently situated for local amenities and transport links.

The property is well placed for access to nearby Hessle, which offers a good range of shops, supermarkets, cafés, restaurants and other facilities centred around The Weir and the town square. Hessle Foreshore and the Humber Bridge Country Park also provide attractive opportunities for walking and outdoor recreation.

There are schools serving the surrounding area, together with a wider choice of educational facilities in Hessle and Hull. The nearby A63 provides convenient access to Hull city centre, the Humber Bridge and the M62 motorway network, making the location suitable for commuting throughout the region.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor and storage space under.

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LOUNGE

Enjoying a triple aspect with windows to the front, side and rear elevations.





KITCHEN

With fitted units, sink and drainer, cooker point and space for appliances. External access door to rear.



FIRST FLOOR

LANDING

With storage cupboard.

BEDROOM 1

With built in wardrobes and cupboard. Windows to the front elevation.



BEDROOM 2

With fitted wardrobes and drawers. Cupboard housing the gas central heating boiler. Windows to side and rear elevations.



SHOWER ROOM

With shower enclosure, wash hand basin and low flush W.C. Tiled walls and window to rear.



OUTSIDE

Outside, a block paved garden area extends to the front of the property, whilst the westerly facing rear garden is predominantly paved with a concrete area, requiring relatively little upkeep. There is also a useful brick-built store.





HEATING

The property has the benefit of gas central heating serviced by a combination boiler installed in June 2025.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

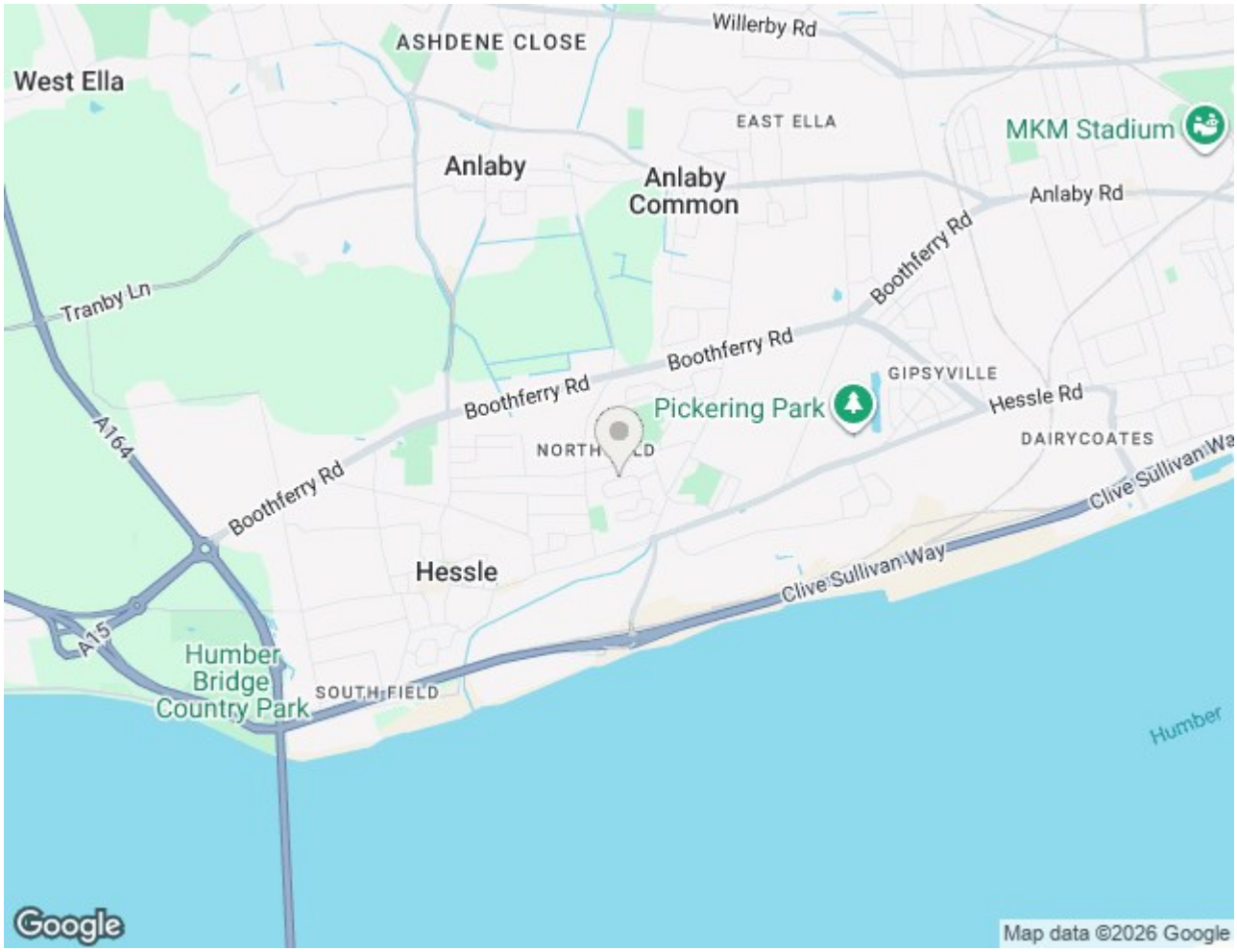
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

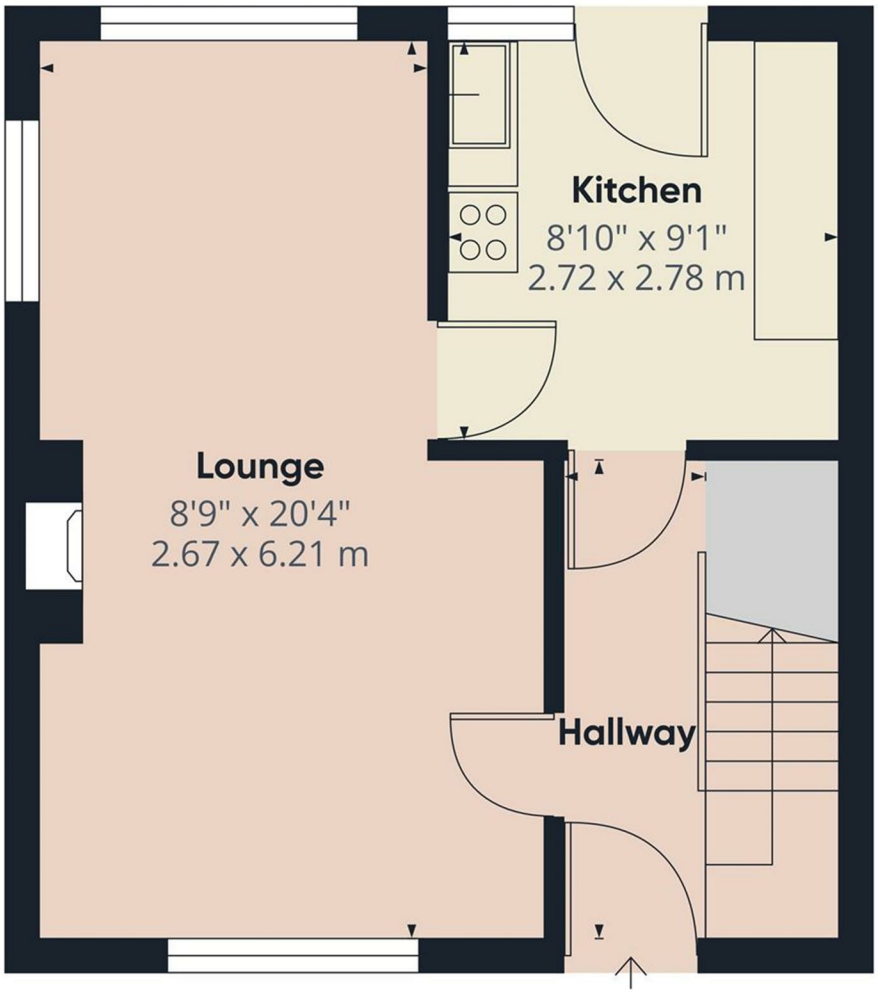
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


ASHDENE CLOSE
Willerby Rd
West Ella
EAST ELLA
MKM Stadium
Anlaby
Anlaby Common
Anlaby Rd
Tranby Ln
Boothferry Rd
Boothferry Rd
Boothferry Rd
GIPSYVILLE
Pickering Park
Hessle Rd
A164
DAIRYCOATES
Boothferry Rd
Clive Sullivan Way
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Google
Map data ©2026 Google



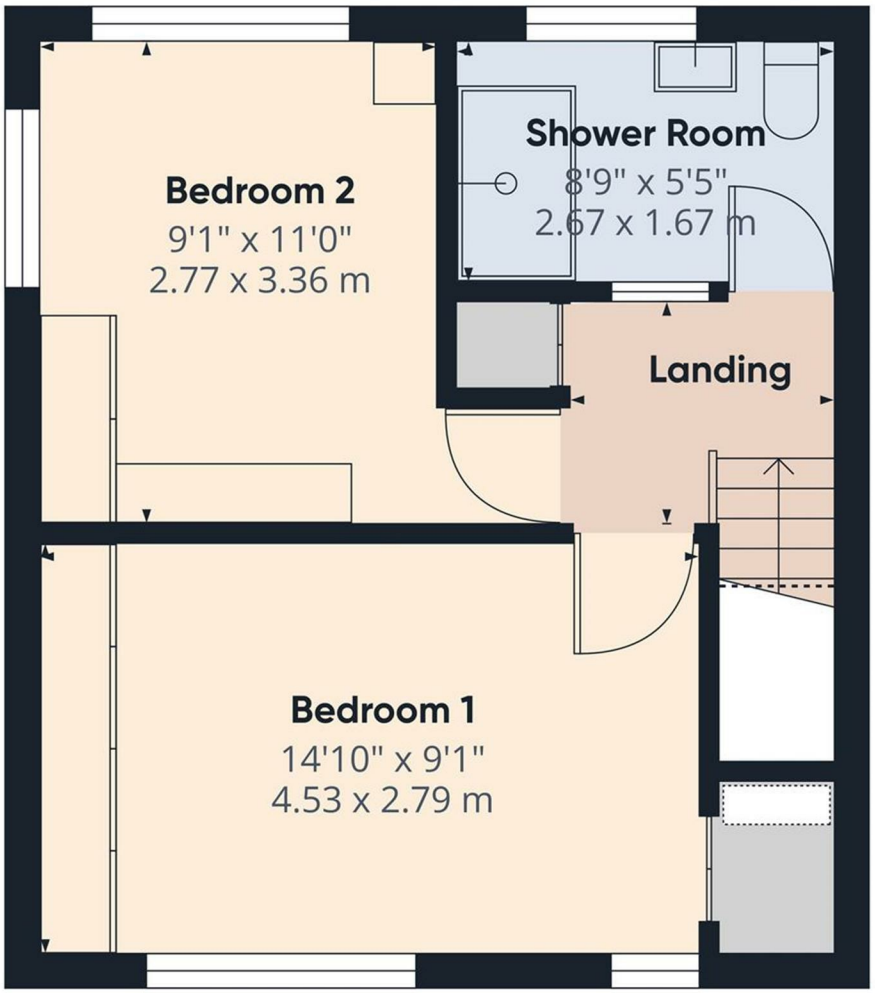
Floor 0 Building 1

Approximate total area(1)
292 ft²
27.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

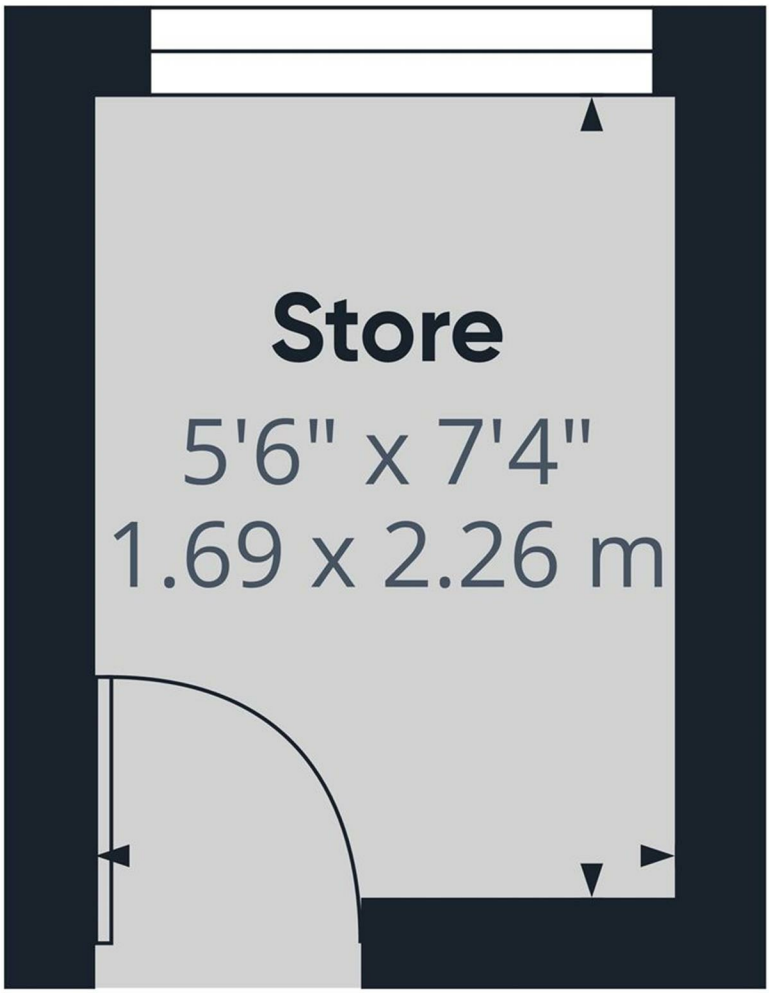
Approximate total area(1)
306 ft²
28.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

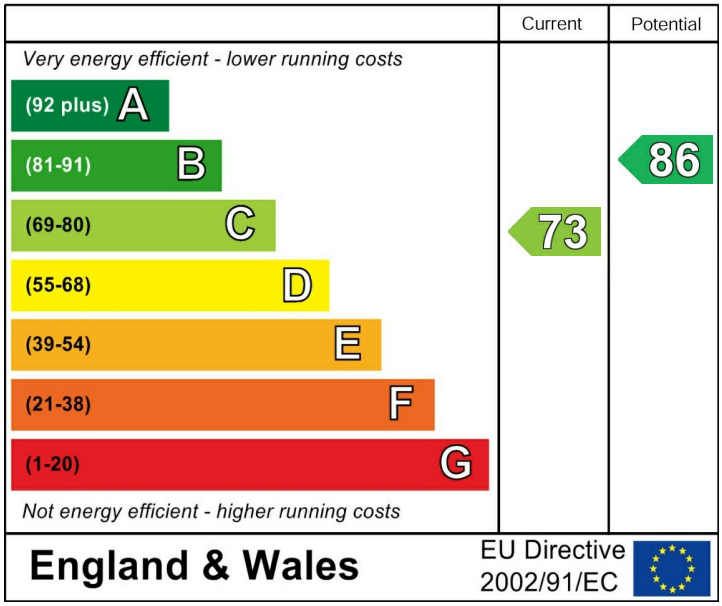
Approximate total area(1)
41 ft²
3.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

