

Whitakers

Estate Agents



4 Wensley Avenue, Hull, HU6 8QY

Offers Over £190,000

LOCATED IN A HIGHLY SOUGHT-AFTER AREA OF NORTH HULL, THIS STYLISH AND WELL-PRESENTED THREE-BEDROOM FAMILY HOME IS OFFERED WITH NO ONWARD CHAIN AND IS READY FOR IMMEDIATE OCCUPATION.

INTERNALLY, THE GROUND FLOOR FEATURES A BRIGHT AND INVITING LOUNGE WITH A LARGE BAY WINDOW AND A FITTED LOG BURNER, PERFECT FOR RELAXING. TO THE REAR, A MODERN OPEN-PLAN KITCHEN DINER PROVIDES A SPACIOUS AND VERSATILE AREA, IDEAL FOR BOTH EVERYDAY FAMILY LIVING AND ENTERTAINING GUESTS.

THE FIRST FLOOR COMPRISES THREE WELL-PROPORTIONED BEDROOMS, ALONGSIDE A CONTEMPORARY FAMILY BATHROOM FITTED TO A HIGH STANDARD.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING AND LOW-MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR, OFFERING PRACTICAL OUTDOOR SPACE.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS FANTASTIC HOME HAS TO OFFER!

Entrance Hall



Herringbone flooring throughout, leading seamlessly to the kitchen/diner.

Lounge



Large bay window to the front aspect; comprising of a fitted log burner and a radiator.

Fitted Kitchen/Diner



Well proportioned fitted kitchen/diner. A large bay window to the rear aspect of the dining area with an open coal fireplace, with herringbone flooring throughout. A modern kitchen with an island, integrated appliances, comprising a stainless steel sink and a 5 ring gas hob. There is also a double glazed door to the rear aspect, leading to the back garden.

Bedroom 1



Well proportioned master bedroom, with a bay window to the front aspect, carpeted, and a radiator.

Bedroom 2



Generously sized double bedroom with a bay window to the rear aspect, carpeted, with a radiator, and a storage cupboard.

Bedroom 3

Lovely third bedroom, with a UPVC window to the front aspect, and carpet, with a radiator.

Bathroom



Partially tiled walls, with a vanity sink, bath with an overhead rainfall shower, and a low level WC. Comprises of a storage cupboard and a UPVC window to the rear aspect.

Gardens



Off street parking to the side aspect. To the rear of the property is a low maintenance garden with a storage shed.

Council Tax
Hull City Council tax band B

Tenure
Freehold

EPC

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 tile

Conservation Area - no

Flood Risk - low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no

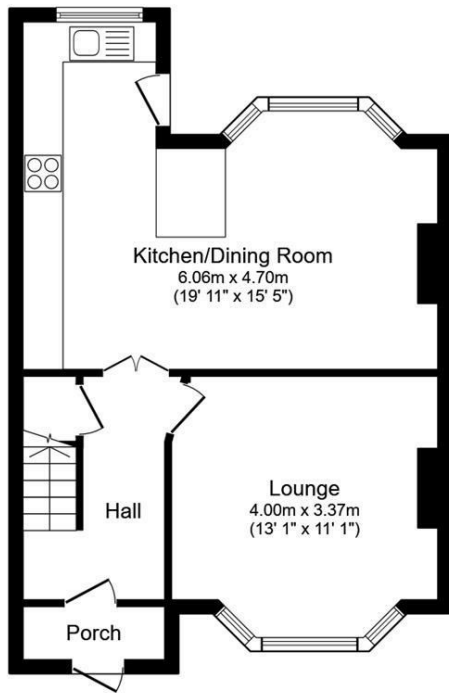
Coalfield or Mining Area - no

Planning - no

Whitakers Estate Agent Declaration:

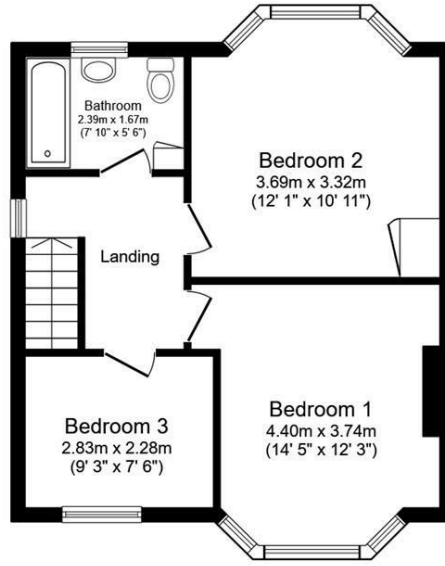
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Floor Plan



Ground Floor

Floor area 50.4 sq.m. (542 sq.ft.)



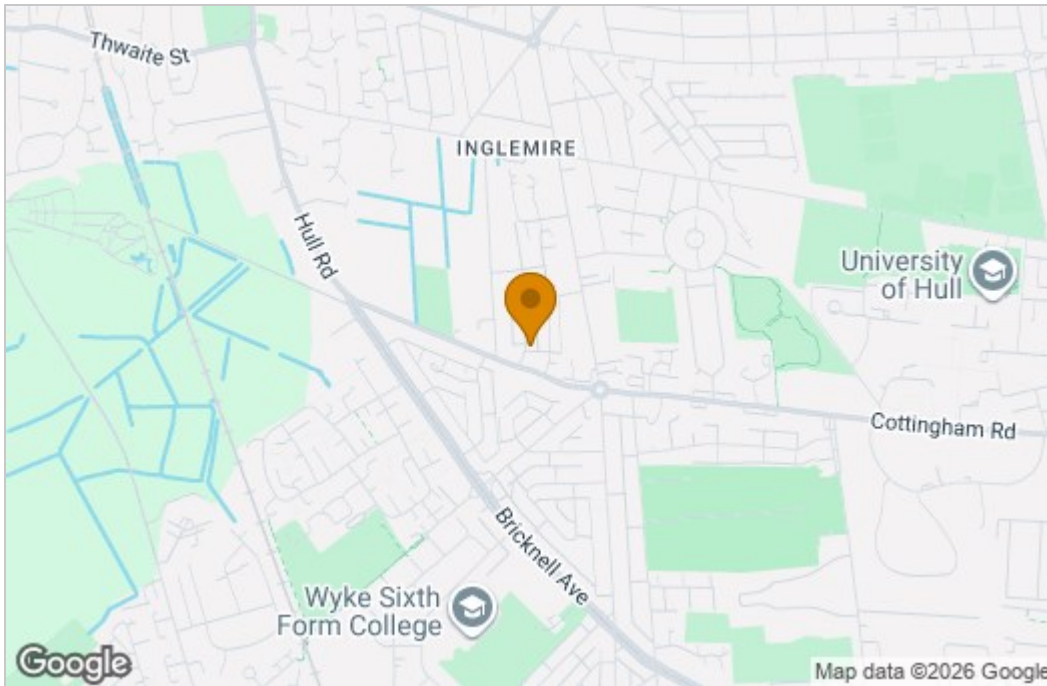
First Floor

Floor area 44.6 sq.m. (481 sq.ft.)

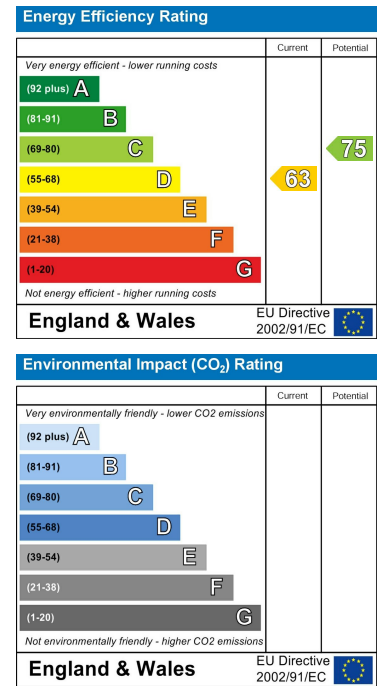
Total floor area: 95.0 sq.m. (1,023 sq.ft.)

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.