

Whitakers

Estate Agents



56 Guildford Avenue, Hull, HU8 0LB

Asking Price £200,000

WHITAKERS ARE DELIGHTED TO BRING THIS LOVELY 3 BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME TO THE MARKET!

Ideally positioned close to the foot of quiet cul-de-sac, just off Gillshill Road, the property is within catchment of highly regarded primary and secondary schools as well as being just a short walk from East Park with its range of leisure facilities.!

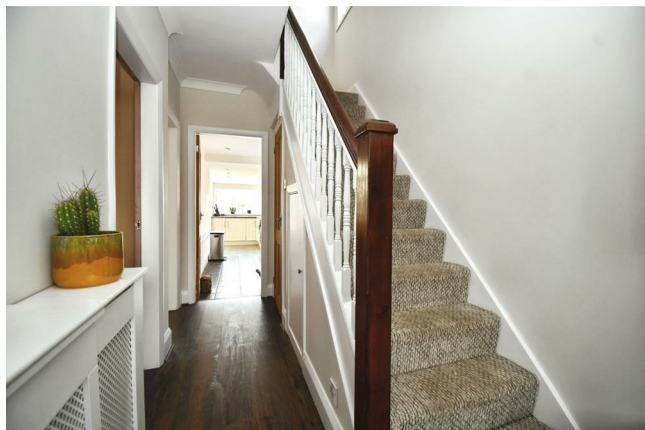
Having been lovingly maintained by the current owners, the property is presented in "move-in" condition and briefly comprises; entrance hallway, downstairs cloakroom, lounge, dining room, kitchen and conservatory/dining area to the ground floor whilst to the first floor there are 3 bedrooms and a family bathroom.

Externally, the front of the property is block paved to provide ample off road parking with side gates leading to the garage whilst to the rear is a spacious south facing garden.

Having the additional benefit of gas central heating and uPVC double glazing throughout, early viewing is strongly recommended!

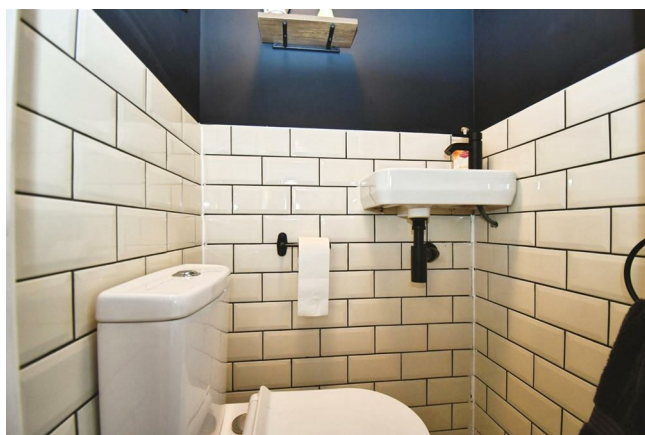
The Accommodation Comprises

Entrance Hallway



Storm porch with uPVC entrance door and glazed side panels into hallway with laminate flooring, central heating radiator, stairs to first floor, under stair cupboard and door to downstairs cloakroom.

Downstairs Cloakroom



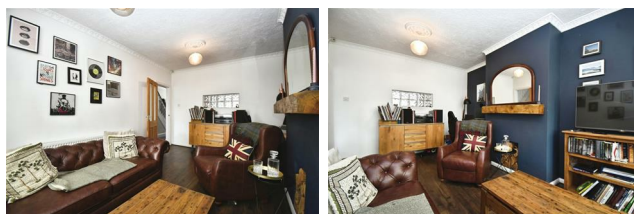
Low flush wc, hand wash basin, half tiled walls and laminate tiled flooring.

Lounge 14'9 max x 11' (4.50m max x 3.35m)



uPVC bay window to front aspect, carpeted flooring, fireplace with inset gas fire and central heating radiator.

Sitting Room 12'8 x 10'8 (3.86m x 3.25m)



Laminate flooring, central heating radiator and uPVC French doors to dining area/conservatory.

Kitchen 20'6 x 6'2 (6.25m x 1.88m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below and composite sink drainer. Integrated under counter fridge and freezer, plumbing for dish washer and automatic washing machine, central heating radiator, uPVC windows to side and rear aspect. and tiled flooring extending into....

Dining Area 9'9 x 8'3 (2.97m x 2.51m)



Opening off the kitchen with extension of tiled flooring and uPVC window and door to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and uPVC window to side aspect.

Bedroom One 14'8 x 9'9 (4.47m x 2.97m)



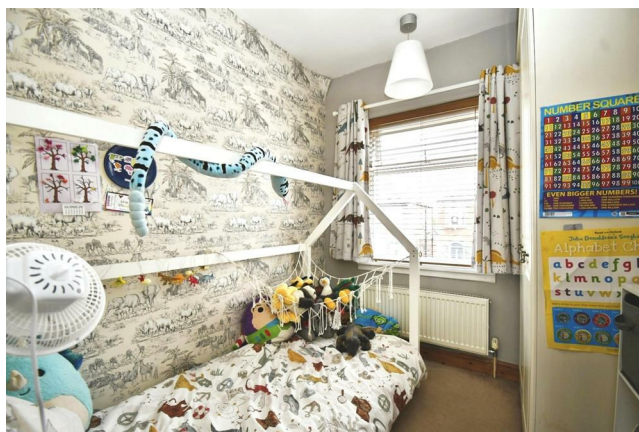
uPVC bay window to front aspect, carpeted flooring, central heating radiator and built in cupboard.

Bedroom Two 12'8 x 10'8 (3.86m x 3.25m)



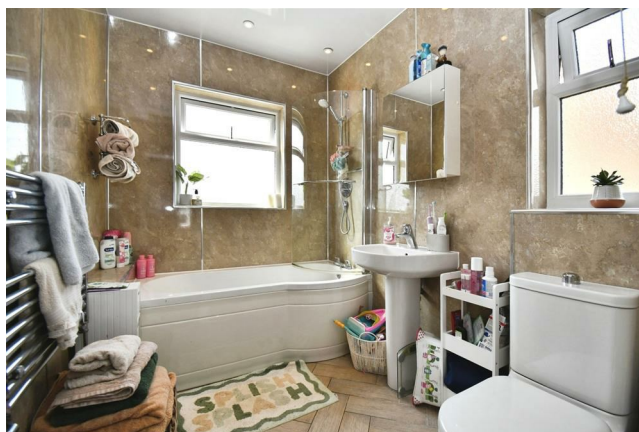
uPVC window to rear aspect, laminate flooring, central heating radiator and built in wardrobes.

Bedroom Three 8' x 7'4 (2.44m x 2.24m)



uPVC window to front aspect, laminate flooring and central heating radiator.

Family Bathroom



Family bathroom comprising shaped bath with mains shower over and fitted screen, low flush

wc and hand wash basin. Heated towel rail, tiled flooring, panelled walls and two uPVC windows to rear and side aspect.

Outside



The front of the property is block paved to provide off road parking for multiple vehicles. Side gates lead to the rear garden which is laid mainly to lawn with decked seating area and timber fencing to perimeters together with the single garage.

Garage

Situated to the rear of the property with up and over door and side door into garden.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

Awaited

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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps, Ultrafast 5500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

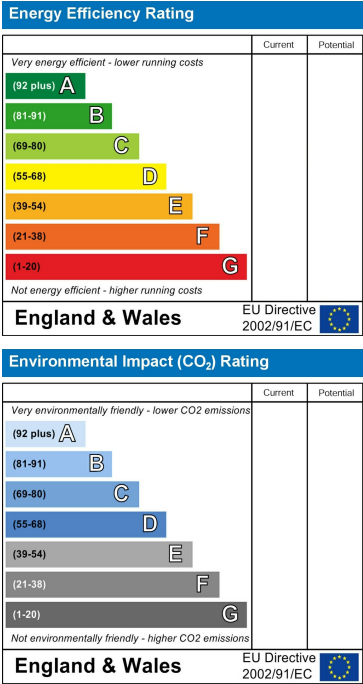
Floor Plan



Area Map



Energy Efficiency Graph



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