

Whitakers

Estate Agents



34 Colville Avenue, Hull, HU4 7RN

£205,000

Whitakers Estate Agents are pleased to introduce this traditional semi-detached property, conveniently located on Colville Avenue - a residential location renowned for its close proximity to a range of local amenities hosted along Anlaby High Road, as well as transport links that lead to further shopping parks and leisure facilities, along with easy access to Hull city centre.

Upon entry, the resident is greeted by a welcoming entrance hall that incorporates a utility area, and provides access to a bay-fronted lounge, spacious dining room with log burner, and a fitted kitchen extension. A staircase rises to the first floor landing, which allows access to the bay-fronted master bedroom, second double bedroom, and a good third bedroom, all of which are served by a bathroom furnished with a four-piece suite.

Externally to the front aspect, there is a gravelled garden with a side drive that accommodates off-street parking, and leads to a detached garage. To the rear, there is a well-maintained garden which is predominantly gravelled, with a lawned area, established planted borders and a circular paved feature. A raised decked seating area provides an ideal space for outdoor furniture, with the garden enclosed by timber fencing.

Taken together, the accommodation on offer is ideal for a growing family seeking a home they can move straight into upon completion, with the property also situated within the catchment of a number of highly regarded local schools.

Viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

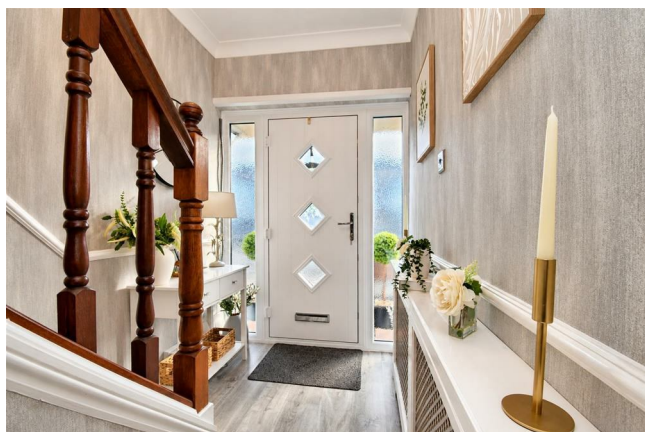
Front external



Externally to the front aspect, there is a gravelled garden with a side drive that accommodates off-street parking, and leads to a detached garage.

Ground floor

Hallway



UPVC double glazed composite door, central heating radiators, under stairs storage cupboard, and laminate flooring. Leading to :

Utility 7'11" x 5'10" (2.43 x 1.80)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, plumbing for a dryer, and cushion effect laminate flooring.

Furnished with two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Living room 13'8" x 11'3" (4.18 x 3.43)



UPVC double glazed bay window, central heating radiator, fireplace with decorative surround, and laminate flooring.

Dining room 11'0" x 11'3" (3.37 x 3.43)



Central heating radiator, log burner with slate hearth and decorative surround, built-in storage cupboard, and laminate flooring.

Kitchen 6'10" x 16'2" (2.10 x 4.95)



UPVC double glazed door and windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and provision for a gas cooker with extractor hood above.

First floor

Landing

UPVC double glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'6" x 10'8" maximum (4.13 x 3.27 maximum)



UPVC double glazed bay window, central heating radiator, fitted wardrobes, and laminate flooring.

Bedroom two 10'10" x 10'8" (3.32 x 3.27)



With access to the loft hatch, UPVC double glazed window, central heating radiators, fitted wardrobes and cupboards, and laminate flooring.

Bedroom three 6'11" x 5'11" (2.11 x 1.81)



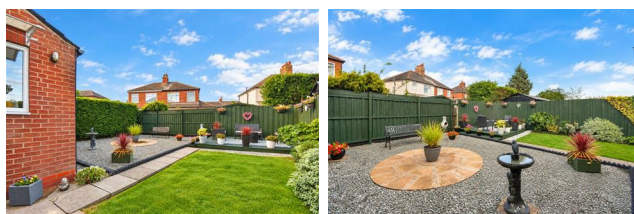
UPVC double glazed window, central heating radiator, over stairs storage cupboards, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with decorative cladding. Furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with electric shower, pedestal sink with dual taps, and low flush W.C.

Rear external



Externally to the rear aspect, there is a well-maintained garden which is predominantly gravelled, with a lawned area, established planted borders and a circular paved feature. A raised decked seating area provides an ideal space for outdoor furniture, with the garden enclosed by timber fencing.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and

it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL044034000

Council Tax band - B

EPC rating

EPC rating - TBC

Making an offer

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 £50.00 - these 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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 Declaration

We 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 show 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.

The agents 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.

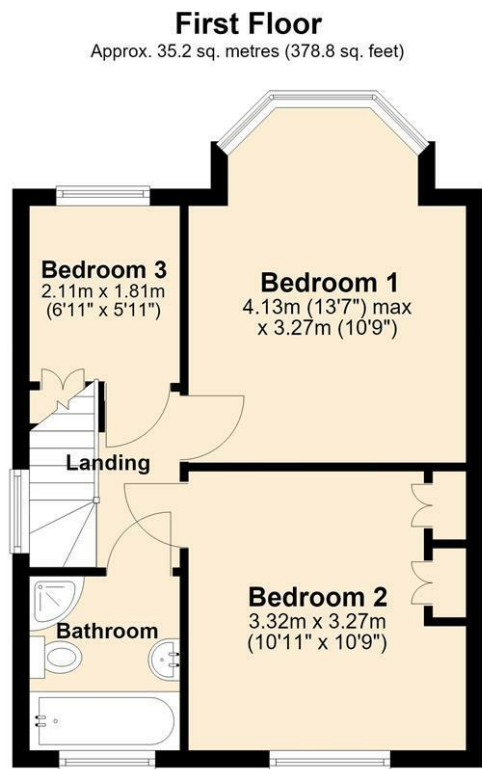
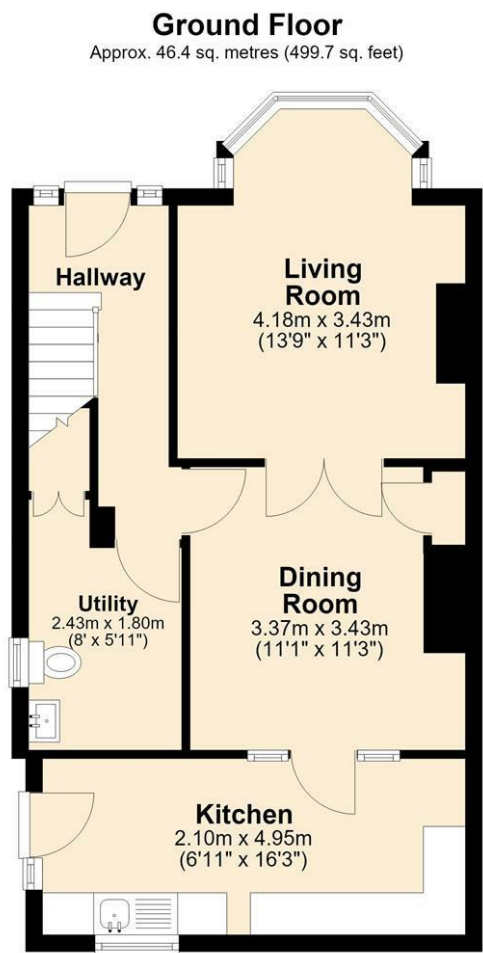
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

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

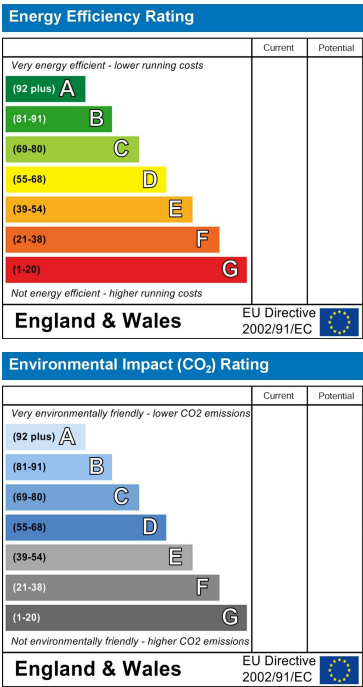


Total area: approx. 81.6 sq. metres (878.5 sq. feet)

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.