Whitakers
Estate Agents









5 Dundee Street, Hull, HU5 3TX

£185,000

Whitakers Estate Agents are pleased to introduce this immaculate traditional semi-detached property, which occupies a substantial plot off Chanterlands Avenue, a popular residential location benefitting from close proximity to an abundance of local amenities and transport links providing easy access to Hull city centre.

Upon entry, the resident is greeted by a welcoming hallway incorporating useful under-stairs storage, which leads to a bay-fronted lounge with French doors opening into the dining room, together with an extended fitted kitchen. A fixed staircase rises to the first-floor landing, which again features useful storage and provides access to two fitted double bedrooms and a good-sized third bedroom, all of which are served by a bathroom furnished with a three-piece suite.

Externally, to the front of the property is a lawned garden bordered by a large hedge, providing a high degree of privacy. A side driveway provides off-street parking and extends alongside the property to a detached garage, while a gate within the boundary fencing opens onto the generously sized rear garden, which is mainly laid to lawn and complemented by a patio seating area.

Taken together, the accommodation on offer is ideal for a growing family seeking a home they can move straight into upon completion, while the property also falls within the catchment area of highly regarded primary and secondary schools. As such, early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally, to the front of the property is a lawned garden bordered by a large hedge, providing a high degree of privacy.

Ground floor

Hallway
UPVC double glazed door and windows, central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Lounge 13'5" x 11'3" (4.09 x 3.45)



UPVC double glazed bay window, central heating radiator, feature fireplace with decorative wooden surround, and carpeted flooring. Wooden French doors opening to :

Dining room 12'0" x 11'3" (3.66 x 3.44)



UPVC double glazed French doors, central heating radiator, built-in storage cupboards and shelves, and laminate flooring.

Kitchen 15'8" x 9'9" (4.78 x 2.98)





UPVC double glazed door and windows, vort 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, plumbing for a washer and a dryer, and a range of integrated appliances including : oven, hob with extractor hood above, and dishwasher.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 15'0" x 9'7" (4.59 x 2.94)



UPVC double glazed bay window, central heating radiator, built-in wardrobes and fitted drawers, and laminate flooring.

Bedroom two 10'4" x 10'9" (3.15 x 3.30)



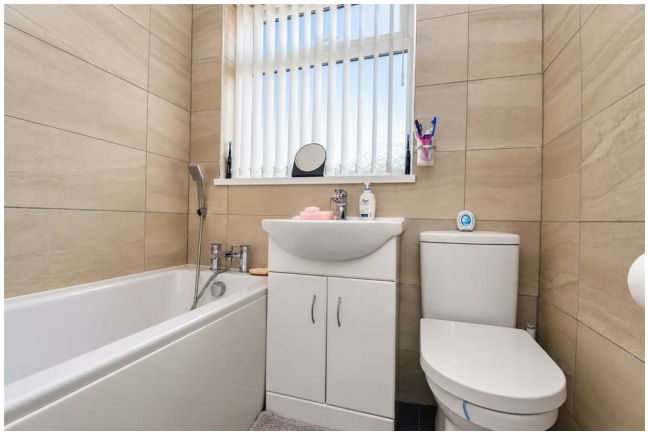
UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, and laminate flooring.

Bedroom three 8'11" x 6'10" (2.73 x 2.09)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external



A side driveway provides off-street parking and extends alongside the property to a detached garage, while a gate within the boundary fencing opens onto the generously sized rear garden, which is mainly laid to lawn and complemented by a patio seating area.

Additional features

The residence also benefits from having an outside tap, and a wooden storage shed.

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 - Kingston Upon Hull
Local authority reference number - 00070106000506
Council Tax band - B

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 5 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.

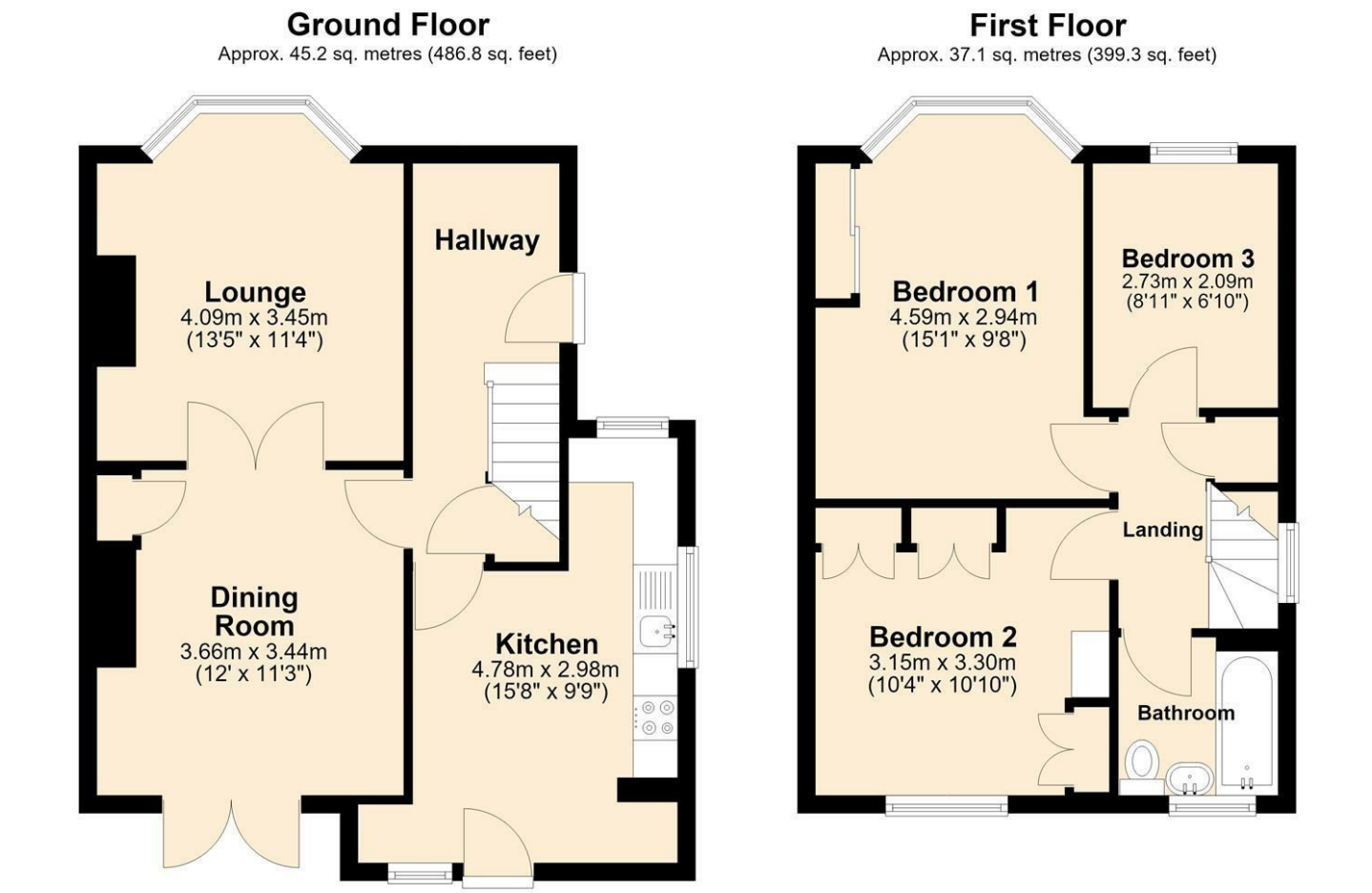
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the 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.

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.

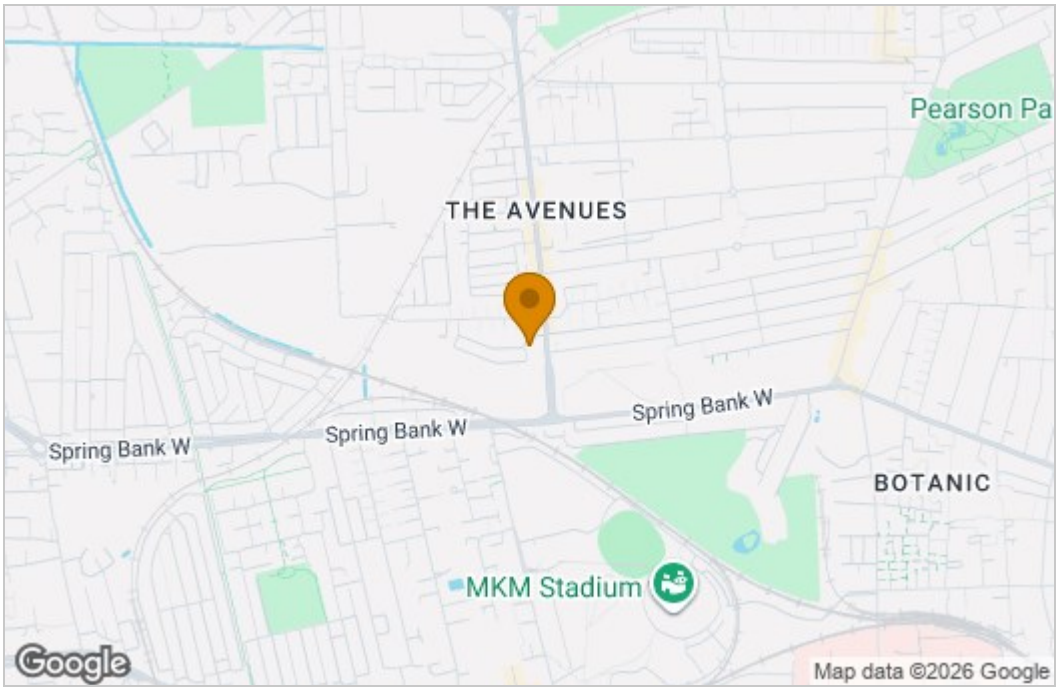
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

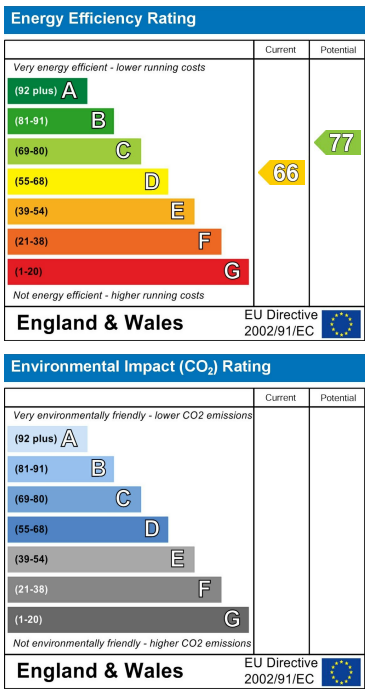


Total area: approx. 82.3 sq. metres (886.1 sq. feet)

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

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