Whitakers
Estate Agents









179 Albert Avenue, Hull, HU3 6PL

£110,000

** NO ONWARD CHAIN **

Introducing this traditional mid-terrace property which is conveniently located on the ever-popular Albert Avenue in Hull, and has been thoughtfully enhanced by a double-storey extension that provides generous living space throughout.

Upon entering, the resident is greeted by an entrance hall that follows to an open plan lounge / dining room, and fitted kitchen with adjoining rear lobby, and cloakroom. A fixed staircase rises to the first floor which boasts two double bedrooms, and a third bedroom - all of which are served by a wet room.

Externally, there is a gravelled forecourt with wrought iron fencing to the surround. The rear garden is also low maintenance in design being paved, and enhanced with raised planting seating areas.

The accommodation on offer has been lovingly cared for as a family home for almost fifty years, and is now ready for a new family to move in and appreciate as the same. Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Hall
UPVC double glazed door, central heating radiator, and carpeted flooring.

Open plan lounge / dining room

Lounge 15'10" x 11'11" maximum (4.83 x 3.65 maximum)



UPVC double glazed bay window, central heating radiator, gas fire with marbled inset / hearth, and carpeted flooring.

Dining room 14'8" x 15'4" (4.48 x 4.69)





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

Kitchen 12'9" x 9'11" (3.89 x 3.04)



Two UPVC double glazed windows, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with hob and extractor hood above.

Rear lobby
UPVC double glazed door, and laminate flooring.

W.C.
UPVC double glazed window, laminate flooring, and furnished with a two-piece suite comprising wash basin, and low flush W.C.

First floor

Split-level landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 13'1" x 15'7" (3.99 x 4.75)



Two UPVC double glazed windows, central heating radiators, fitted wardrobe, and carpeted flooring.

Bedroom two 14'7" x 10'2" (4.46 x 3.11)



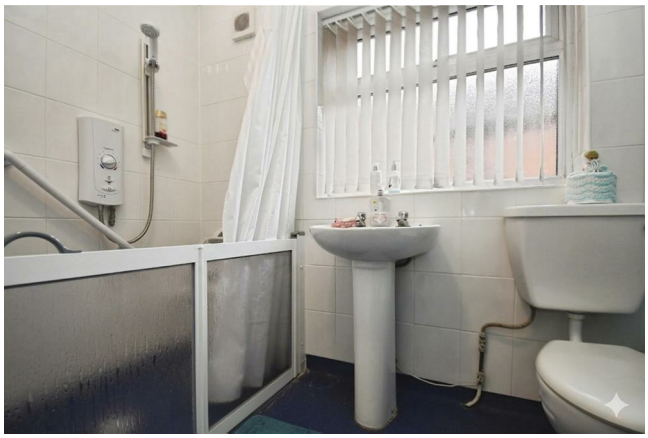
UPVC double glazed window, central heating radiator, built-in wardrobe, and carpeted flooring.

Nursery/ Bedroom three 4'5" x 10'0" (1.37 x 3.07)



UPVC double glazed window, and carpeted flooring.

Wet room



UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a wall-mounted shower, and a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

External





Externally, there is a gravelled forecourt with wrought iron fencing to the surround. The rear garden is also low maintenance in design being paved, and enhanced with raised planting seating areas.

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00040129017907
Council Tax band - A

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 12 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.

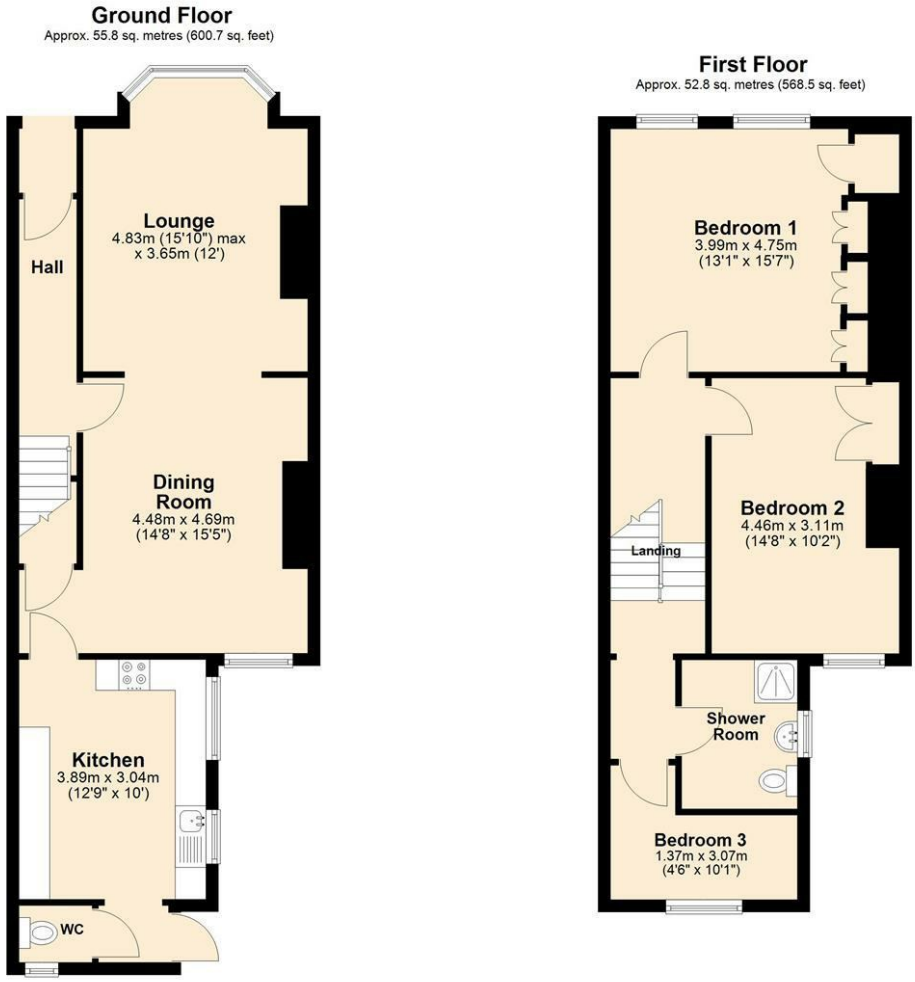
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these sale 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.

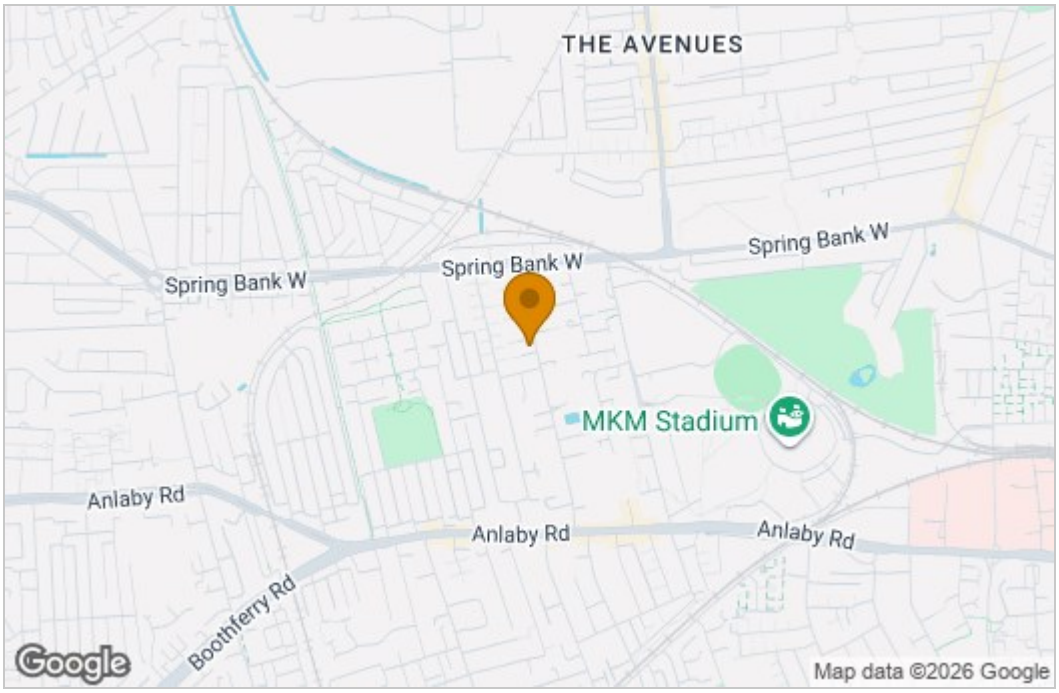
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

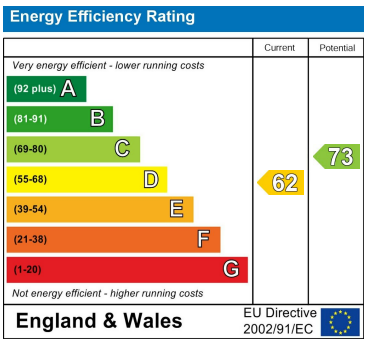


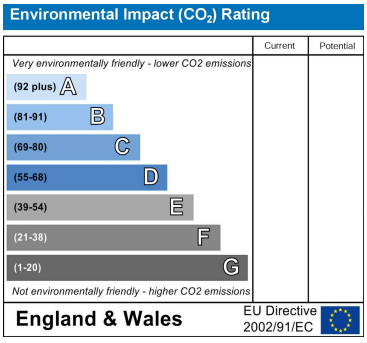
Total area: approx. 108.6 sq. metres (1169.2 sq. feet)

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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