

Whitakers

Estate Agents



7 Rowland Avenue

Field Street, Hull, HU9 1HR

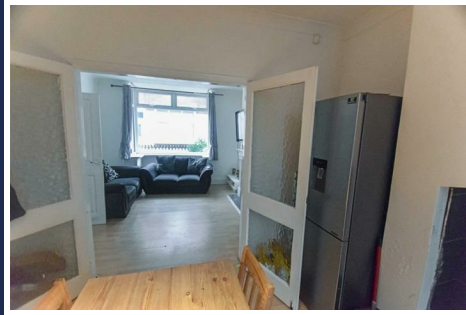
Offers Around £65,000



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Entrance Hall

Staircase off and a radiator

Lounge

12'0" x 11'9" (3.65 x 3.58)

Plus square bay window to the front aspect, a radiator, feature fire surround and laminate flooring. Double doors give access to;

Dining Room

12'0" x 11'9" (3.65 x 3.58)

Laminate flooring continues, French Doors to the rear aspect, useful under stairs storage cupboard, and a radiator.

Kitchen

9'10" x 8'5" (3.00 x 2.57)

A range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Window to the side aspect, tiled floor and partially tiled walls, a chrome heated towel rail and plumbing for an automatic washing machine.

Bedroom One

12'2" x 12'1" (3.70 x 3.68)

Window to the front aspect, a radiator and built in wardrobes.

Bedroom Two

11'10" x 9'10" (3.60 x 3.00)

Window to the rear aspect and a radiator.

Bathroom

9'8" x 8'8" (2.95 x 2.65)

A four piece suite in white to comprise panelled bath, wash hand basin, a low level wc and a bidet. The

walls are partially tiled, there is a radiator and a shower attachment

Outside

There is a small front garden and an enclosed rear yard.

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.

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.

Disclaimer

PHOTOGRAPHS ARE PRIOR TO TENANCY---- 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.

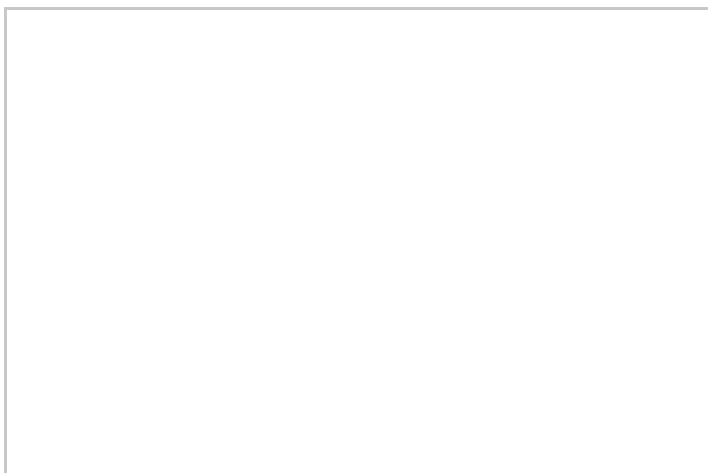
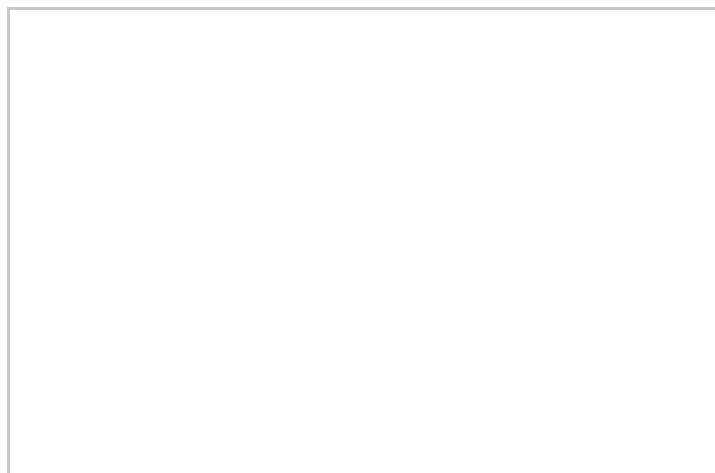
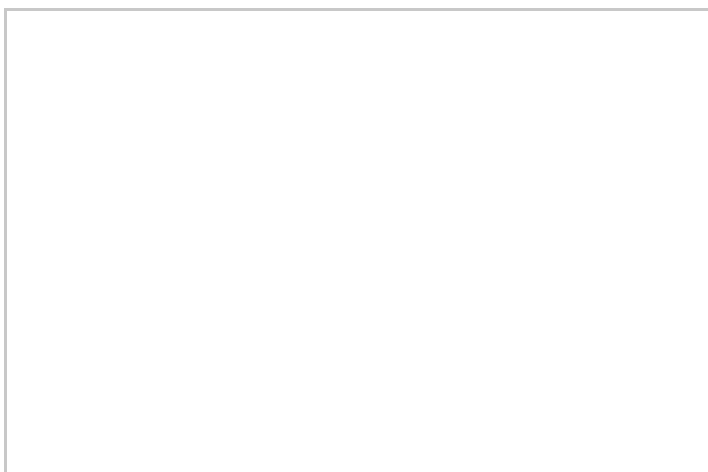
Additional Services

Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other

Tel: 01482 790970

services associated with the sale and purchase of property.

We are legally obligated 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 and the Vendor and Buyer.



Road Map



Hybrid Map



Terrain Map



Floor Plan

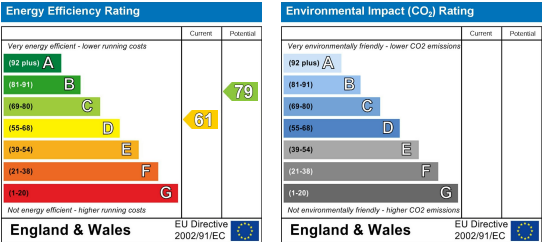


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

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.