

# Whitakers

Estate Agents



## 7 Airmyn Avenue, Hull, HU3 6UD

**£144,000**

No Onward Chain!

This immaculate three bed property has been fully refurbished to a good standard, now offered to the market with no onward chain, ready to move into and enjoy from day one.

This extended property briefly comprises ; entrance, lounge, dining room, open plan newly fitted kitchen and the family bathroom suite. The first floor boasts three good bedrooms, all of which have new floorboards and plastered throughout.

Externally to the front is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary and again low maintenance by design.

This newly refurbished property would make an ideal first step onto the ladder or should also suit families looking for a property to move straight into in this sought after location.

## The Accommodation Comprises



### Ground Floor

#### Entrance

With central heating radiator and stairs to the first floor.

Lounge 15'1 x 11'09 (4.60m x 3.58m)



With central heating radiator, Upvc double glazed window and laminate flooring. Newly plastered walls.

Dining Room 9'10 x 8'11 (3.00m x 2.72m)



With central heating radiator and laminate flooring, newly plastered walls and open plan to the fitted kitchen

Kitchen 12'3 x 6'9 (3.73m x 2.06m)



Newly fitted floor and eye level units with complimentary work surfaces above. Sink with mixer tap. Upvc double glazed window and door.

Bathroom 12'10 max x 4'11 (3.91m max x 1.50m)



Newly fitted bathroom with part tiled walls and a panelled bath, vanity sink and a low flush toilet. Upvc double glazed window.

### First Floor

#### Landing

Doors to all three bedrooms

Bedroom One 15'01 max x 12'09 (4.60m max x 3.89m)



Newly plastered walls and floorboards. Upvc double glazed window and central heating radiator.

### Bedroom Two 11'05 x 8'08 (3.48m x 2.64m)



Newly plastered walls and floorboards. Upvc double glazed and central heating radiator.

### Bedroom Three 7'09 x 6'0 (2.36m x 1.83m)



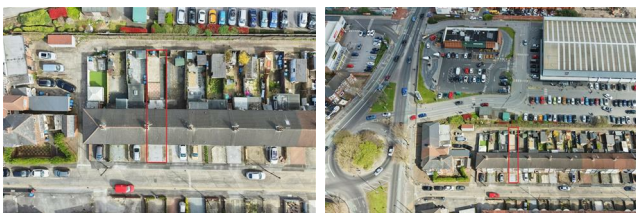
Newly plastered walls and floorboards. Upvc double glazed window and central heating radiator.

### External



Low maintenance front garden designed for off street parking. The rear garden is enclosed to the boundary and again low maintenance by design.

### 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 freehold.

### Council Tax

Council tax band A- Hull City council

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband -Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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 silicitors to progress a sale.

### 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.

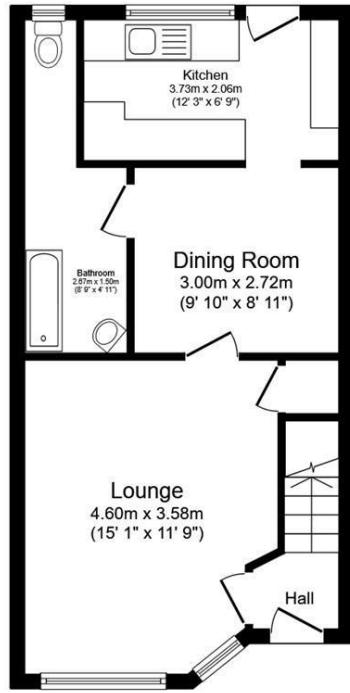
#### Free Market Appraisals / Valuations

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.

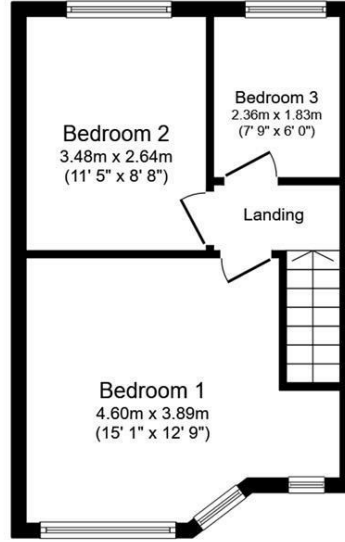
#### Whitakers Estate Agent Declaration

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



**Ground Floor**  
Floor area 42.8 sq.m. (461 sq.ft.)

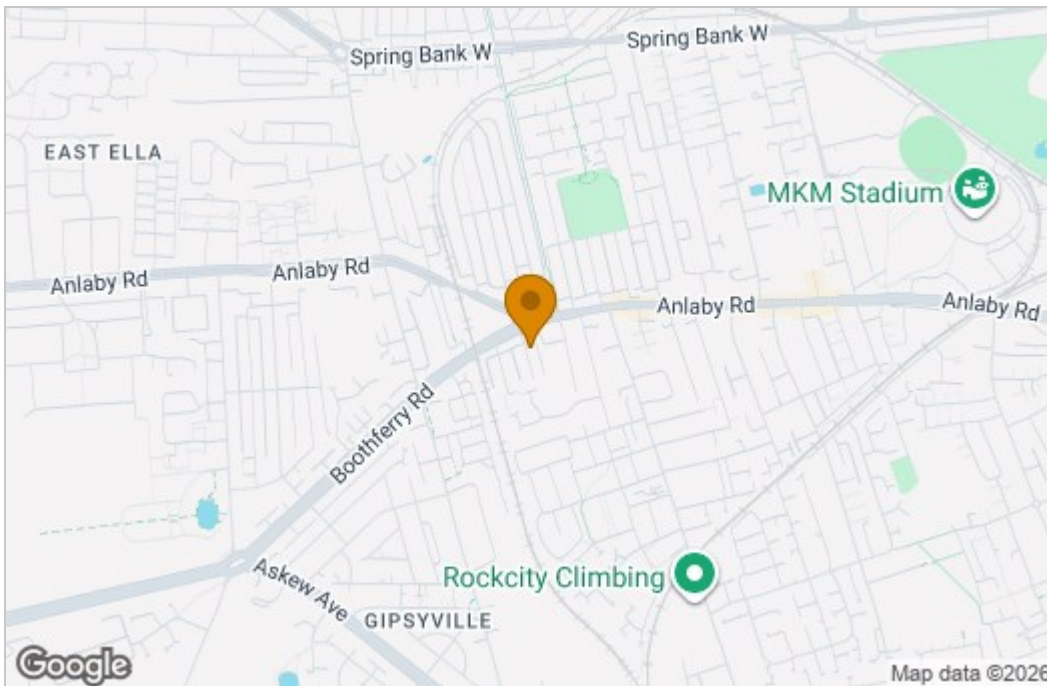


**First Floor**  
Floor area 32.9 sq.m. (354 sq.ft.)

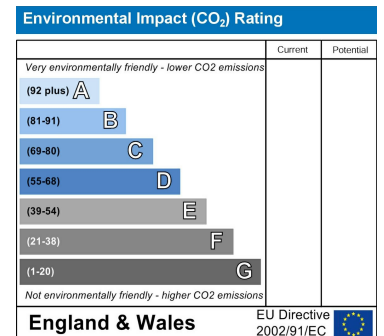
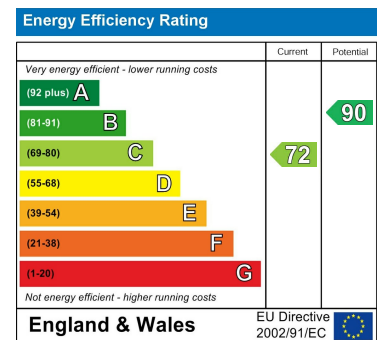
Total floor area: 75.7 sq.m. (815 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.