

# Whitakers

Estate Agents



## 96 Graham Avenue, Hull, HU4 7AW

**£115,000**

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property, which would make an ideal opportunity for a first-time buyer or young family seeking a home they can renovate to suit their own taste in cosmetic design.

Upon entry through the entrance lobby, the resident is greeted by a bay-fronted lounge that opens into a fitted kitchen. A fixed staircase rises to the first floor, which boasts a master bedroom with over-stairs storage and a further double bedroom, both of which are served by a bathroom furnished with a three-piece suite.

Externally to the front approach, there is a gravelled garden bordered by mature boundary hedging. French doors from the kitchen open onto a patio seating area overlooking the lawned rear garden. A pathway leads to a detached garage and a gate in the boundary fencing, which opens onto the vehicle-accessible ten-foot.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden bordered by mature boundary hedging.

Entrance lobby

UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 12'4" x 14'0" (3.78 x 4.29 )



UPVC double glazed bay window, central heating radiator, fireplace with decorative surround, built-in storage cupboards, and carpeted flooring.

Kitchen 9'6" x 15'2" (2.91 x 4.63 )



UPVC double glazed French doors and window,

central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, breakfast bar as well as space for a dining table, with integrated storage, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 12'4" x 12'1" (3.78 x 3.69 )



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 9'6" x 8'0" (2.91 x 2.44 )



Wooden double glazed window, central heating radiator, fitted storage, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating

radiators, and partly tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps, and low flush W.C.

#### Rear external



French doors from the kitchen open onto a patio seating area overlooking the lawned rear garden. A pathway leads to a detached garage and a gate in the boundary fencing, which opens onto the vehicle-accessible ten-foot.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00010390009606

Council Tax band - A

#### EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 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.

#### 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 Limited 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.

Whitakers Estate Agents Limited 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.

#### Making an offer

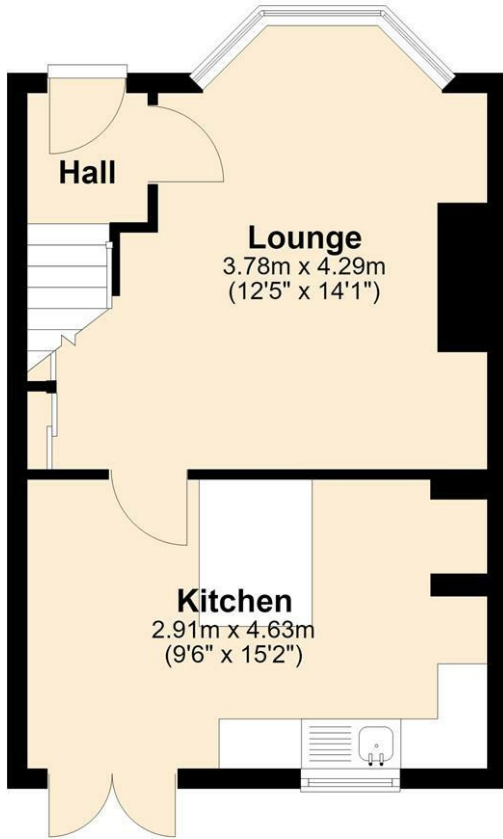
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per 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.

# Floor Plan

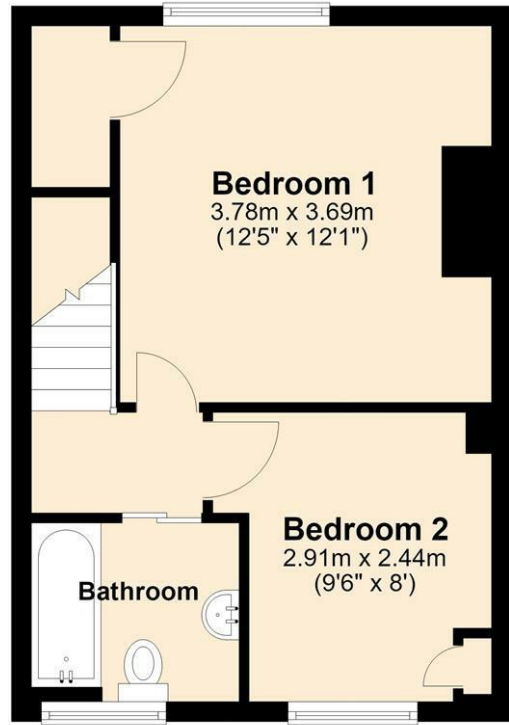
## Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



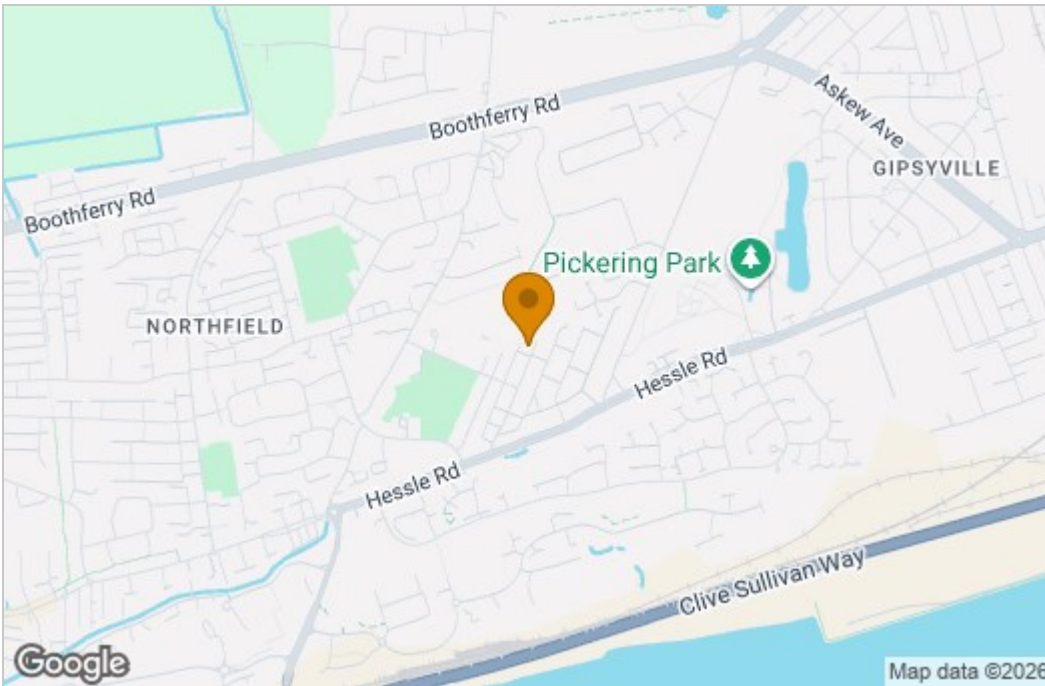
## First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)

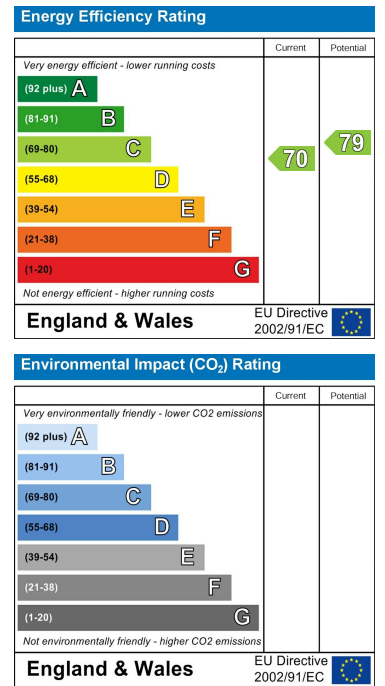


Total area: approx. 63.1 sq. metres (679.5 sq. feet)

## 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.