

# Whitakers

Estate Agents



## 26 Rockford Avenue, Hull, HU8 8JD

**Asking Price £130,000**

This most spacious and extended 3 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

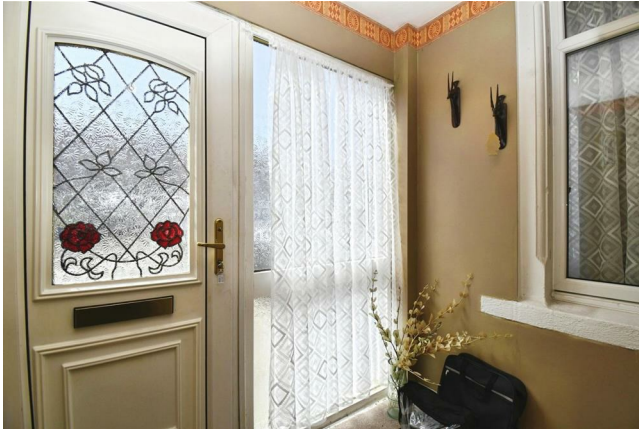
Situated in a popular and sought after location, ideally positioned for local shops, amenities and well regarded primary and secondary schools together with excellent transport links around the City, the property offers the purchaser an outstanding opportunity to really put their own stamp on a spacious home in a most popular and sought after location!

Whilst in need of some modernisation, the property has been extended to the rear to create spacious family accommodation and briefly comprises; front porch, through lounge/dining room, spacious kitchen, rear lobby and a modern family bathroom to the ground floor, whilst there are 3 bedrooms to the first floor.

Also benefitting from off road parking to the front and a lovely rear garden and garage together with gas central heating and UPVC double glazing, early viewing is highly recommended!

## The Accommodation Comprises

### Front Porch



Front porch with uPVC entrance door and glazed side panel and door into entrance hallway.

### Entrance Hallway

With stairs to first floor landing and door into lounge.

Lounge 15'2 max x 12' (4.62m max x 3.66m)



With uPVC bay window to front aspect, fireplace with inset gas fire and carpeted flooring extending into dining area.

Dining Area 9'4 max x 9'4 (2.84m max x 2.84m)



Open plan from lounge with carpeted flooring, central heating radiator and under stair cupboard. Folding doors into...

Kitchen 12'6 x 11'5 (3.81m x 3.48m)



Fitted wall and base units with contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. Stainless steel 1 1/2 bowl sink drainer, plumbing for automatic washing machine, laminate flooring, two uPVC windows to rear aspect and door into rear lobby.

### Rear Lobby

With uPVC door into rear garden and door into bathroom.

### Bathroom



Modern bathroom comprising bath with electric shower over, low flush wc and hand wash basin concealed in vanity unit. Heated towel rail, vinyl flooring, part tiled walls, built in storage cupboard and uPVC window to rear aspect.

### First Floor Landing

Bedroom One 11'7 x 12'1 (3.53m x 3.68m)



Double bedroom with uPVC bay window and second uPVC window to front aspect, central heating radiator and fitted wardrobes.

### Bedroom Two 10'8 x 9' (3.25m x 2.74m)



Second Double bedroom with uPVC bay window to rear aspect and central heating radiator

### Bedroom Three 7'7 x 6' (2.31m x 1.83m)



Single bedroom with uPVC bay window rear aspect and central heating radiator.

### Outside



The front of the property is paved to provide off road parking. The lovely rear garden is laid mainly to lawn with paved patio seating and borders featuring an array of mature plants, trees and bushes. Wrought iron gate leads to the garage and further rear gate gives access to the tenfoot.

### Garage

Single garage situated off the rear tenfoot.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

Awaited

### 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 sales 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.

### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 7 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

### 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.

#### Offering on a property

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 - the 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.

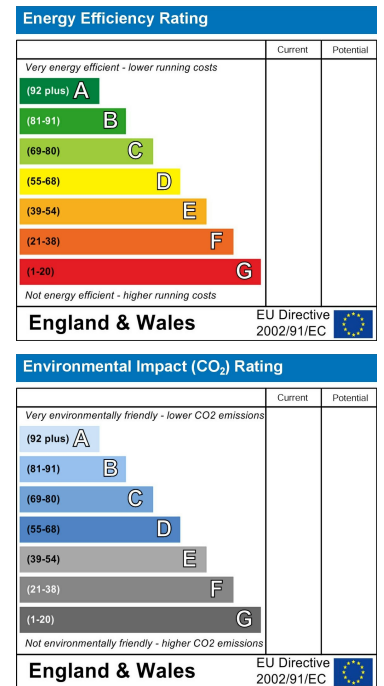
# Floor Plan



# 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.