

# Whitakers

Estate Agents



## 71 Princes Avenue, Hull, HU12 8DQ

**£195,000**

Enjoying a Cul De Sac Setting off Princes Avenue, within the historic market town of Hedon, boasting STUNNING VIEWS over OPEN FIELDS with COUNTRYSIDE WALKS to the rear.

This Superb TRADITIONAL MID TERRACED Home is ideal for the FIRST TIME/ YOUNG FAMILY BUYER, having been lovingly upgraded by the current owner, offering a TURN KEY OPPORTUNITY for new owners to move into.

The property boasts THREE generously proportioned BEDROOMS, all with fitted wardrobes and a family BATHROOM. The BREAKFAST KITCHEN is ideal culinary member of the family, adjoining the THROUGH LOUNGE with feature fireplace and French doors opening to the rear GARDEN, creating a wonderful social space for entertaining family & friends.

There is an enclosed family friendly GARDEN to the rear with raised decking, providing a lovely seating area for dining "al fresco" or to just sit and watch the children play. A gate provides access to the open fields to the rear, perfect for lovely countryside walks on those warm summer evenings.

Viewing is an absolute must to fully appreciate all that this home has to offer!!

## Accommodation Comprising

### Entrance & Hallway

A modern composite front entrance door opens to welcome you in to view this lovely property.

### Through Lounge 21'5" x 14'6" (6.55 x 4.42)



A comfortable through lounge with feature fireplace and large window to the front & patio doors to the rear, allowing ample light to flow through. A lovely room to relax and unwind.

### Lounge Feature



### Lounge Patio Door



Patio doors open out to the rear garden.

## Breakfast Kitchen 17'8" x 9'6" (5.41 x 2.90 )



A modern contemporary fitted breakfast kitchen, ideal for the culinary member of the family with a range of white gloss shaker style units, contrasting work surfaces and tiled splashbacks. Four ring gas hob with extractor over and electric fan oven below. Ceramic sink/drainer with mixer taps over, plumbing for under counter automatic washing machine and space for fridge freezer. Breakfast bar, tiled flooring, central heating radiator, UPVC window to side aspect and French doors into rear garden.

### Kitchen

### Rear Garden View



Bedroom One 11'8" x 10'4" (3.58 x 3.15)



A generously proportioned double bedroom with a range of slide wardrobes.

Bed One Wardrobes

Bedroom Two 11'5" x 9'8" (3.48 x 2.97)



A further double bedroom enjoying views of open countryside. Fitted with a range of slide robes.

Bedroom Three 9'3" x 8'9" (2.84 x 2.67)



A lovely light and airy bedroom with a range of slide robes.

Family Bathroom 5'4" x 9'4" (1.65 x 2.87)



Modern fitted bathroom comprising shaped bath with mains shower and fitted shower screen, low flush wc and hand wash basin. Fully tiled walls and flooring, heated chrome ladder effect towel rail, ceiling spot lights and two UPVC windows to rear aspect.

Outside

Front Garden



To the front of the property is a lovely mature garden laid mainly to lawn with mature plants trees and bushes together with hedges to perimeter and side passageway access

## Rear Garden



The rear garden adjoins open countryside fields, providing a degree of privacy and tranquillity, a lovely view for all the family to enjoy. Easily maintained with paved and decked seating areas and raised beds with a range of mature plants and shrubs. There are two handy storage sheds whilst walls and fencing to perimeters.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC Rating D

### 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.

### Material Information.

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

### 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.

### 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

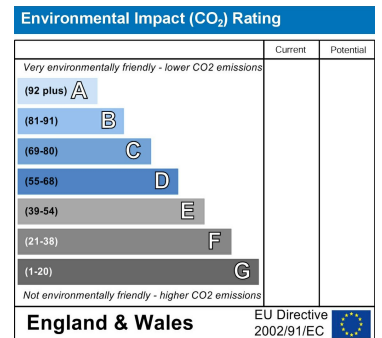
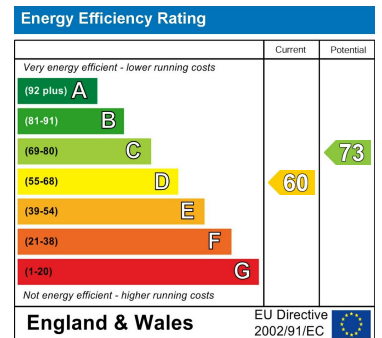


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.