

Whitakers

Estate Agents



122 Ellerburn Avenue, Hull, HU6 9RW

£135,000

ENJOYING A LOVELY MODERN THEME THROUGHOUT, THIS END TERRACED PROPERTY IS IDEALLY SUITED TO THE FAMILY LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, OPEN PLAN LOUNGE AND FITTED DINING KITCHEN WITH APPLIANCES, GROUND FLOOR BATHROOM, FIRST FLOOR CLOAKROOM/WC AND THREE BEDROOMS OF GOOD PROPORTION. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY BOASTS GARDENS OF ENVIABLE SIZE AND ALSO A DRIVEWAY WHICH CAN ACCOMMODATE TWO VEHICLES.

A GOOD OPPORTUNITY FOR THE GROWING FAMILY UNIT OR INDEED THE FIRST TIME BUYER, APPOINTMENTS IN ORDER TO VIEW ARE WELCOME

Storm Porch

Entrance Hall



Staircase off with useful under stairs storage cupboard

Lounge



Window to the front aspect and a radiator and open plan presentation to;

Fitted Dining Kitchen



A lovely range of contemporary fitted floor and wall units with contrasting preparation surfaces having matching splash backs and incorporating an inset resin sink unit with telescopic mixer tap. Window to the rear aspect, spotlights to the ceiling, a radiator and integrated appliances include an electric oven and grill, electric induction hob, contemporary over head extractor canopy, a fridge/freezer and an automatic washing machine.

Ground Floor Bathroom



A contemporary suite in white to comprises panelled bath, and wash hand basin and a low level wc within a vanity unit. Majority tiled walls, a chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

Bedroom One



Window to the front aspect, attractive laminate flooring, a radiator and there are fitted wardrobes with mirror fronted sliding doors.

Bedroom Two



Window to the rear aspect, a radiator and laminate flooring.

Bedroom Three



Window to the rear aspect and a radiator.

Cloakroom/wc



Handy for the kids, there is a low level wc, wash hand basin within a vanity unit, half tiled walls and a chrome heated towel rail.

Gardens



There are gardens of excellent proportion to the front and rear of the property, laid mainly to lawn and there is a decking seating area with balustrade to the rear.

Off Street Car Parking

There is a driveway to the front of the property which provides off street car parking amenities for two vehicles

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.

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.

All 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.

Council Tax

Hull city council - Band A

Tenure

This property is freehold

Material Information:

Construction - Brick under tiled roof
Conservation Area -No

Flood Risk -Very low
Mobile Coverage/Signal -Yes
Broadband - Yes
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

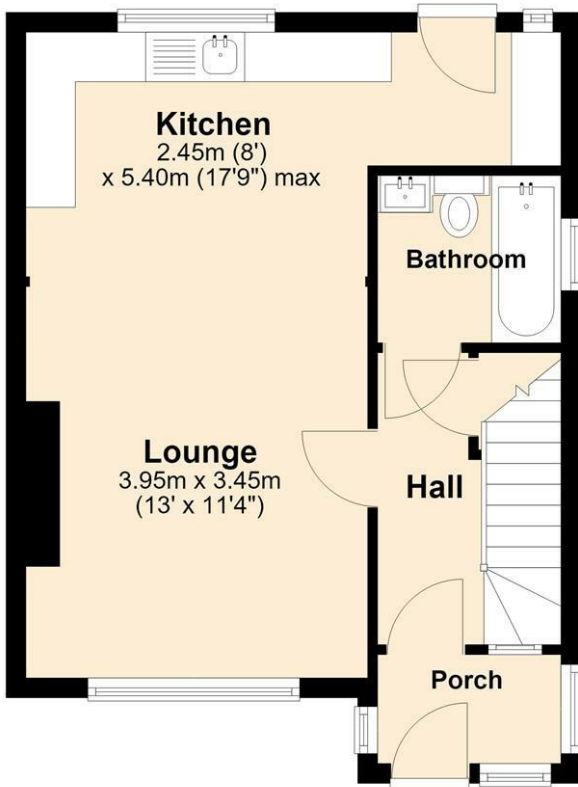
Offering on a property

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.

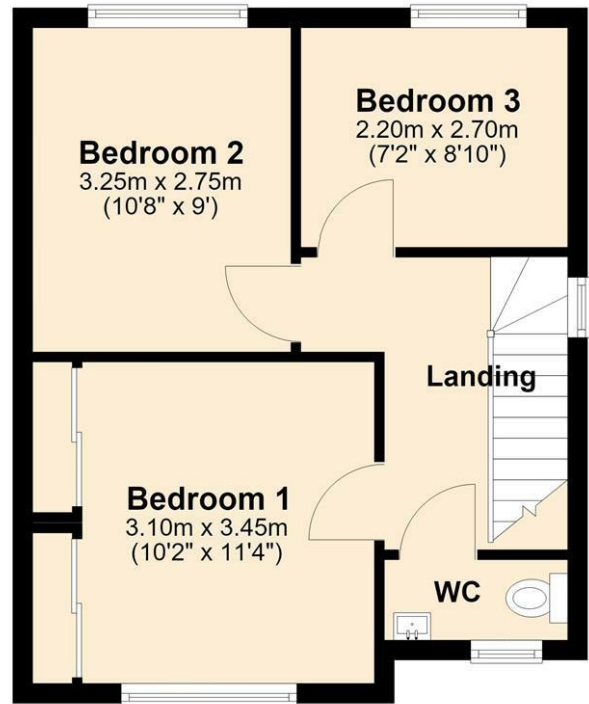
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

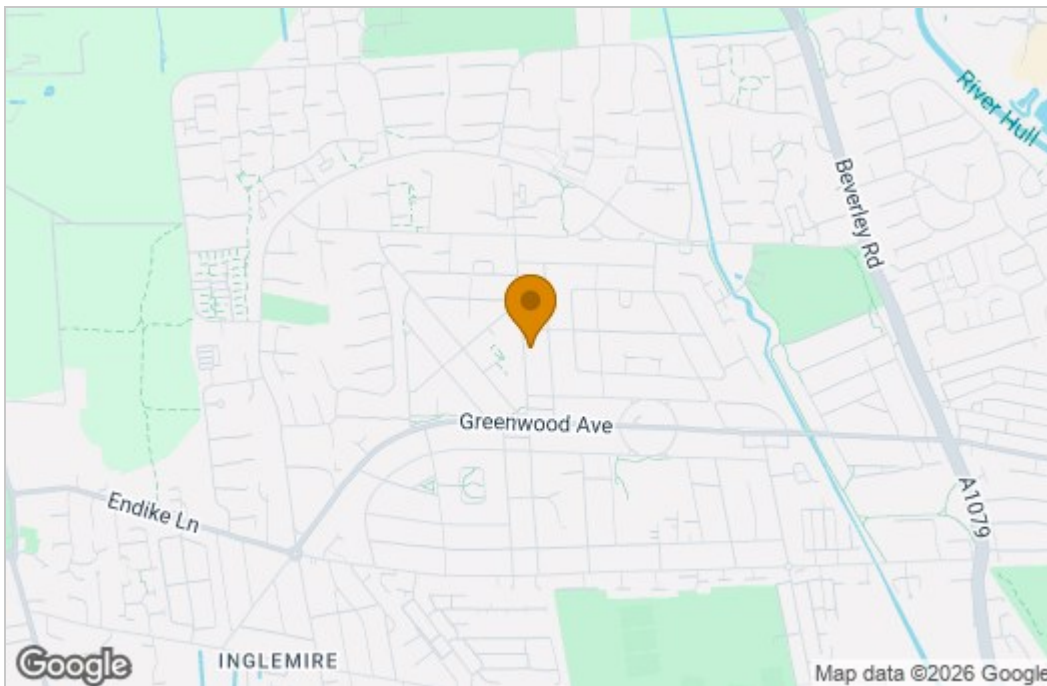
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.