Whitakers
Estate Agents

51 Windsor Avenue, Hull, HU10 7AT

Offers In The Region Of £300,000

NO ONWARD CHAIN

Whitakers Estate Agents are pleased to introduce this immaculately presented two-bedroom semi-detached true bungalow, pleasantly positioned within a sought-after and established residential location, within close proximity to Anlaby village centre and its excellent range of shops, amenities and transport links. Haltemprice Leisure Centre and the surrounding recreational facilities and parkland are also conveniently placed nearby.

Approached via an attractive wrap-around lawned garden with established planting and boundary hedging, the accommodation opens through a porch into a welcoming hallway with useful built-in storage, and access to the loft room via pull-down ladders.

Of particular note is the spacious lounge, extending to over 18 feet in length and benefiting from an abundance of natural light, which opens through to a separate dining area. The accommodation is further complemented by a fitted kitchen, two well-proportioned double bedrooms with fitted wardrobes, and a fully tiled shower room furnished with a modern three-piece suite.

Externally, steps from the kitchen descend onto a patio seating area overlooking an established lawned garden with well-stocked borders, while a driveway provides off-street parking and access to a detached garage.

The accommodation comprises

Front external

Externally to the front aspect, the property enjoys a lawned wrap around garden which extends down the side of the property, and is enhanced with decorative planting and boundary hedging.

Porch
Wooden French doors, and tiled flooring. Wooden glazed door opening to :

Hallway
Access to the loft hatch, two central heating radiators, built-in storage cupboard, and laminate flooring. Leading to :

Lounge / dining room

Lounge 18'6" x 12'6" (5.66 x 3.82)

Three UPVC double glazed windows and internal feature window, central heating radiator, modern wall-mounted electric fire, and carpeted flooring.

Dining room 9'6" x 8'3" (2.90 x 2.54)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen 11'7" x 9'10" (3.54 x 3.00)

UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine and integrated oven and hob with extractor hood above.

Bedroom one 12'11" x 11'9" (3.94 x 3.59)

UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 12'5" x 9'10" (3.80 x 3.00)

UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Shower room

UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in shower enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Second floor

Loft room 12'7" x 11'9" (3.84 x 3.60)

UPVC double glazed window, three built-in wardrobes, built-in storage cupboard and storage in the eaves, and carpeted flooring.

Rear external

Steps from the kitchen door descend onto the patio seating area overlooking a lawned garden with well-stocked borders, and access to the garage.

Additional features

The residence also benefits from having an outside tap.

Garage / off-street parking

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 held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL285051000
Council Tax band - D

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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.

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 solicitors to progress a sale.

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.

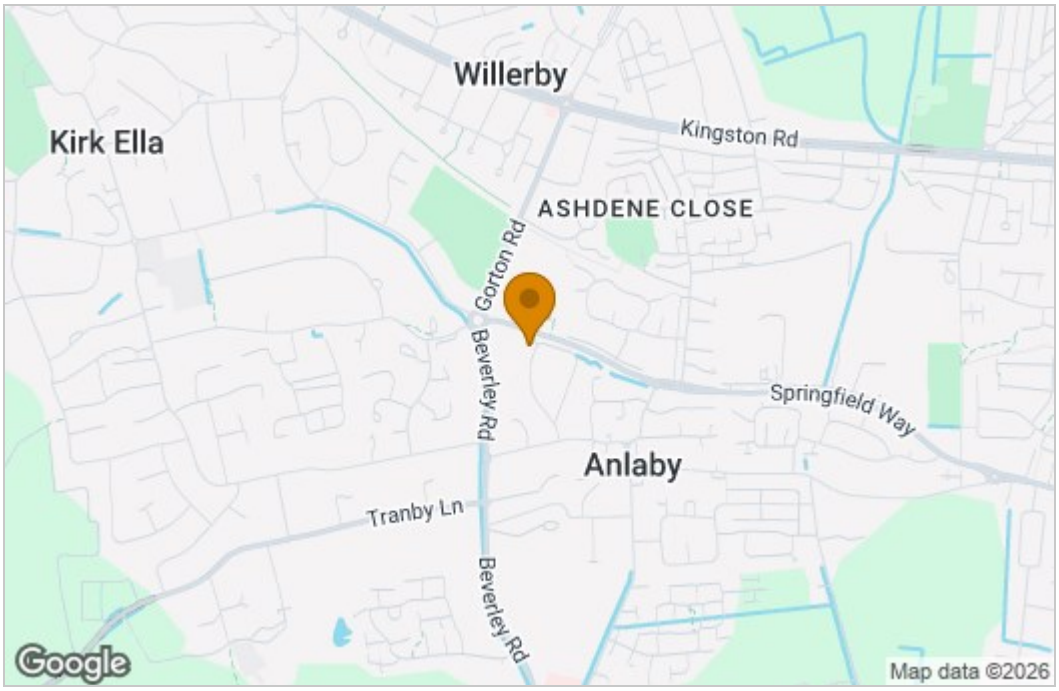
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

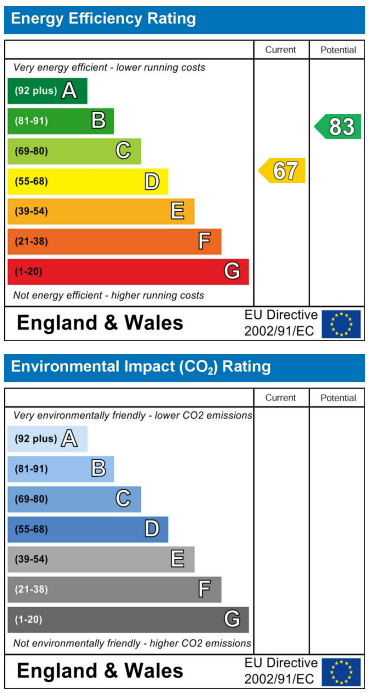
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk