Whitakers
Estate Agents









# 12 Chestnut Avenue, Hull, HU12 9LD

## £250,000

Nestled on the charming Chestnut Avenue in Thorngumbald, this beautifully EXTENDED and lovingly UPGRADED SEMI DETACHED HOME offers a perfect blend of modern living and comfort. The tastefully styled accommodation boasts THREE DOUBLE BEDROOMS, including a sumptuous MAIN BEDROOM complete with an EN SUITE BATHROOM ensuring a private retreat for relaxation.

The front entrance door opens in to the HALLWAY, welcoming you in to view the tastefully styled accommodation on offer. There is a cosy LOUNGE that invites you to unwind after a long day.

The ground floor also features a STUDY and a convenient W.C., adding to the practicality of the home.

At the heart of this home is the OPEN PLAN DINING KITCHEN with adjoining CONSERVATORY, which provides an ideal space for family gatherings and entertaining guests. This area is designed to be both functional and stylish, making it a delightful spot for culinary adventures.

Throughout the property, solid OAK DOORS add a touch of elegance and warmth, enhancing the overall aesthetic.

The house is EXTENDED, providing ample space for comfortable living with easily to maintain, wrap around GARDENS, providing a secure environment for the family & pets.

Outside, there is a PRIVATE DRIVEWAY, providing ample OFF ROAD PARKING parking and access to the GARAGE that offers additional storage or potential for a GYM or workshop.

This property is perfect for families or professionals seeking a village lifestyle while still being close to local amenities. With its thoughtful upgrades and inviting atmosphere, this home on Chestnut Avenue is a wonderful opportunity not to be missed.

## Accommodation Comprising

### Entrance & Hallway
The front door opens into the hallway with solid Oak doors opening to welcoming you to view the tastefully styled accommodation on offer.

### Lounge 12'2" x 10'3" (3.72 x 3.14)



Solid Oak door opens to the comfortable lounge with feature fireplace and "living flame " gas fire, lovely to cosy up to on those cold winter evenings. Double glazed bay window to front elevation and radiator.

### Lounge Fireplace



### Open Plan Dining Kitchen



### Dining Area 10'7" x 8'6" (3.25 x 2.61)



A light and airy dining area with double glazed window overlooking the rear garden, being open plan to the kitchen, creating a lovely space for entertaining family & friends. Radiator and an opening to the kitchen.

### Kitchen Area 12'1" x 8'8" (3.70 x 2.65)



Open from the dining area is the well fitted kitchen is perfect for the culinary member of the family with a range of fitted units to base and walls providing ample storage facilities. Built in Double oven and microwave and five ring gas hob with stainless steel extractor hood above. Integrated fridge/freezer, dishwasher and washing machine. Sink unit with shower tap and drainer. LVT flooring, double glazed window and door opening to the conservatory.

Conservatory 10'4" x 9'6" (3.17 x 2.91)



A useful addition to the property with double glazed windows and French doors, opening out to the rear garden. LVT flooring and polycarbonate roof.

Study 7'10" x 708'7" (2.40 x 216)



The ground floor extension provides a useful and versatile room currently used as the study. Double glazed window to front elevation and radiator.

Ground Floor W.C.



Ground floor W.C. with low level toilet and wash basin.

First Floor Landing

Bedroom One 10'1" x 10'7" (3.09 x 3.24)



The extension to the first floor provides a sumptuous principle bedroom, tastefully styled, creating a lovely calming ambiance. Double glazed window to front elevation, radiator and door to En Suite Bathroom.

En Suite Bathroom Bed 1





A lavish En Suite bathroom, featuring a free standing bath and a walk in shower cubicle. Vanity unit incorporating the wash basin with useful storage drawers below and low level W.C. Contemporary, marble effect tiling to walls. Modern towel heater, double glazed obscure window and LVT flooring.

Bedroom Two 12'2" x 8'4" (3.72 x 2.55)



A double bedroom with a range of contemporary slide robes, providing ample storage facilities. Double glazed window and radiator.

## Bedroom Three 12'2" x 8'8" (3.71 x 2.66)



A double bedroom with a range of contemporary slide robes, providing ample storage facilities. Double glazed window and radiator.

## Family Shower Room



Fully tiled shower room with large walk in shower cubicle, toilet with concealed cistern and vanity unit housing the wash basin with useful storage below. Towel heater and LVT flooring.

## Driveway & Garden



A block paved driveway provides ample off road parking and access to the garage. Garage has metal up and over door providing vehicle access and an internal door to the Gym area.

## Gym to Garage



## Gardens



Delightful wrap around the gardens with easy to maintain artificial lawn, paved patio and raised decking, providing ample space for table & chairs, perfect for outdoor entertaining, dining "al fresco" A lovely outdoor area for the family to enjoy.

## Tenure

Tenure is Freehold

## Council Tax Band

East Riding of Yorkshire Council Tax Band B

## EPC Rating

TBC

## 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 - 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.

## 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 - Brick under tiled roof
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal -
Broadband - Basic 8 Mbps / Superfast 44 Mbps /Ultrafast 1800 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

## 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.

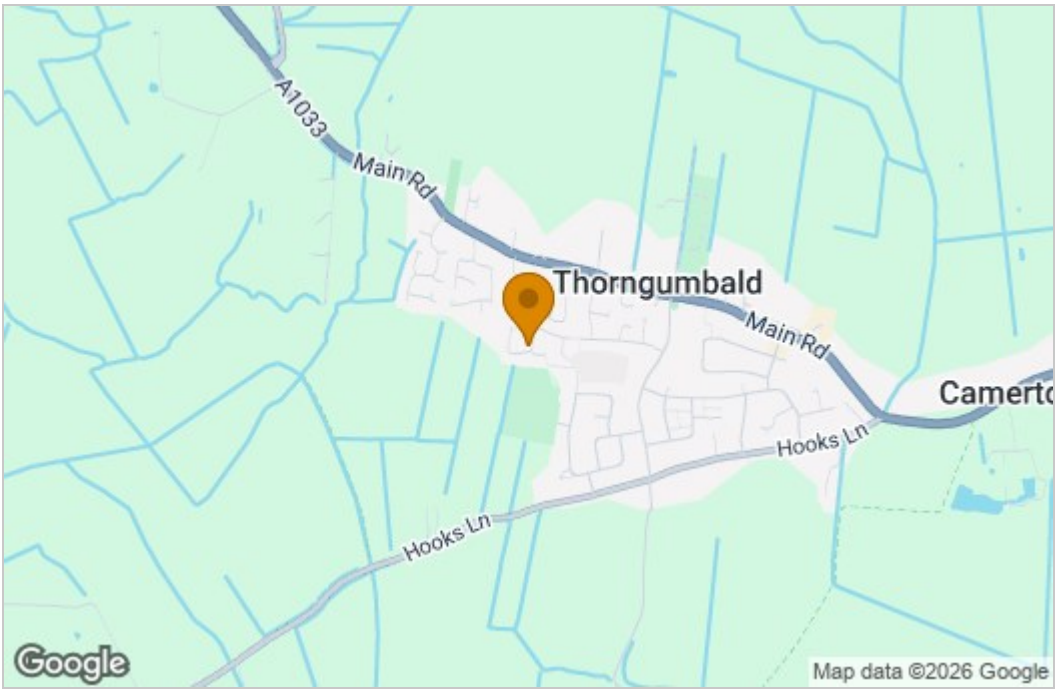
## Solar Panels & Electric Vehicle Charger

The property also benefits from solar panels making it energy efficient and and electric vehicle charger to the garage.

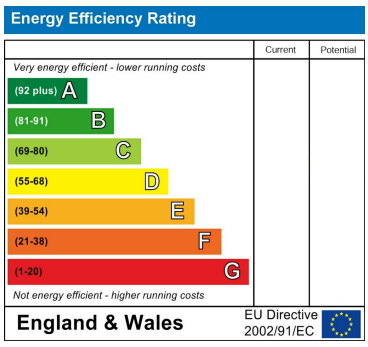
## Floor Plan

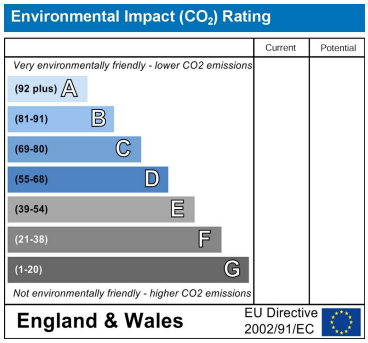



## Area Map




## Energy Efficiency Graph




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