Whitakers
Estate Agents









19 Hayburn Avenue, Hull, HU5 4NB

£161,500

Whitakers Estate Agents are pleased to introduce this neatly presented traditional property which would make an ideal family home for those seeking the convenience of local amenities and transport links, and to reside within the catchment of highly regarded schools.

Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall that follows into a bay fronted lounge, and open plan kitchen / dining room.

A fixed staircase rises to the first floor landing which leads to two double bedrooms, and a good third bedroom. All of which are served by a bathroom furnished with a three-piece suite.

The enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area. A path leads towards the end of the plot, where there is a hard stand, and double width gates in the boundary fencing that open onto the vehicle accessible ten-foot.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hall
UPVC double glazed door with side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 13'5" x 11'5" (4.11 x 3.50)



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

Open plan kitchen / dining room 12'1" x 16'6" (3.69 x 5.05)



Kitchen



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above and breakfast bar, sink with mixer tap, and integrated oven with hob and extractor hood above.

Dining room



UPVC double glazed door and side window, central heating radiator, and laminate flooring.

First floor

Landing
With access to the loft hatch, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 13'5" x 10'10" (4.11 x 3.31)



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

Bedroom two 12'9" x 10'11" maximum (3.91 x 3.34 maximum)



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

Bedroom three 6'11" x 5'10" (2.11 x 1.80)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath, pedestal sink, and low flush W.C.

Rear external





The enclosed rear garden is mainly laid to lawn with well-stocked borders, and complimented with a patio seating area.

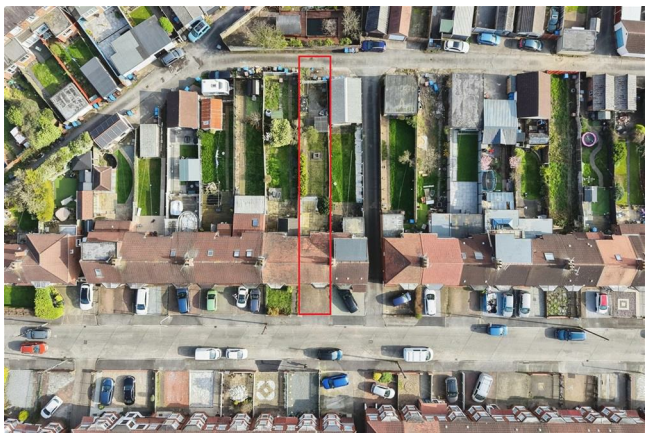
Rear access

A path leads towards the end of the plot, where there is a hard stand, and double width gates in the boundary fencing that open onto the vehicle accessible ten-foot.

Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

Aerial view of the property



Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00060300001902
Council Tax band - B

EPC rating
EPC rating - C

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.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 17 Mbps / 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.

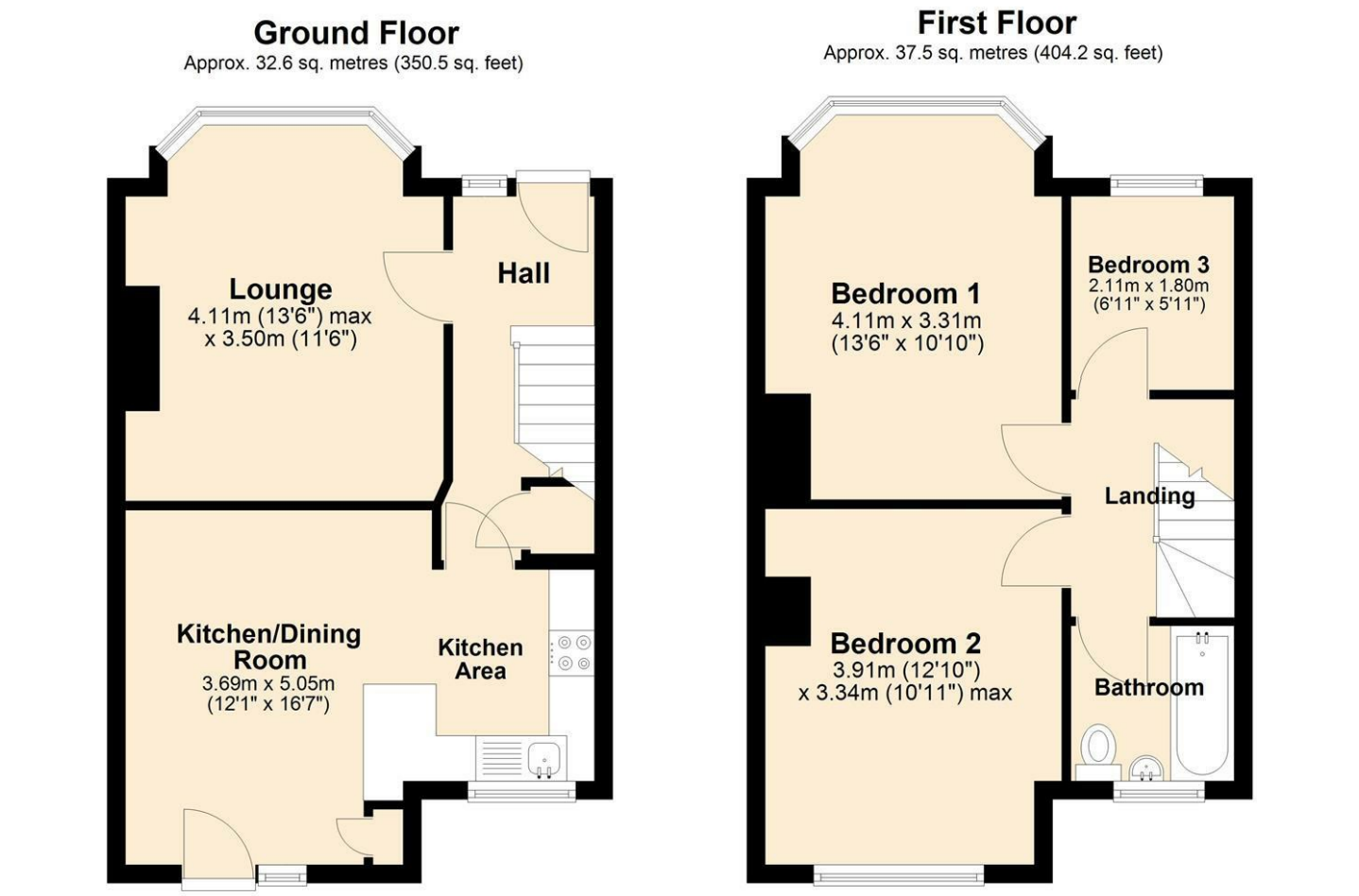
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.

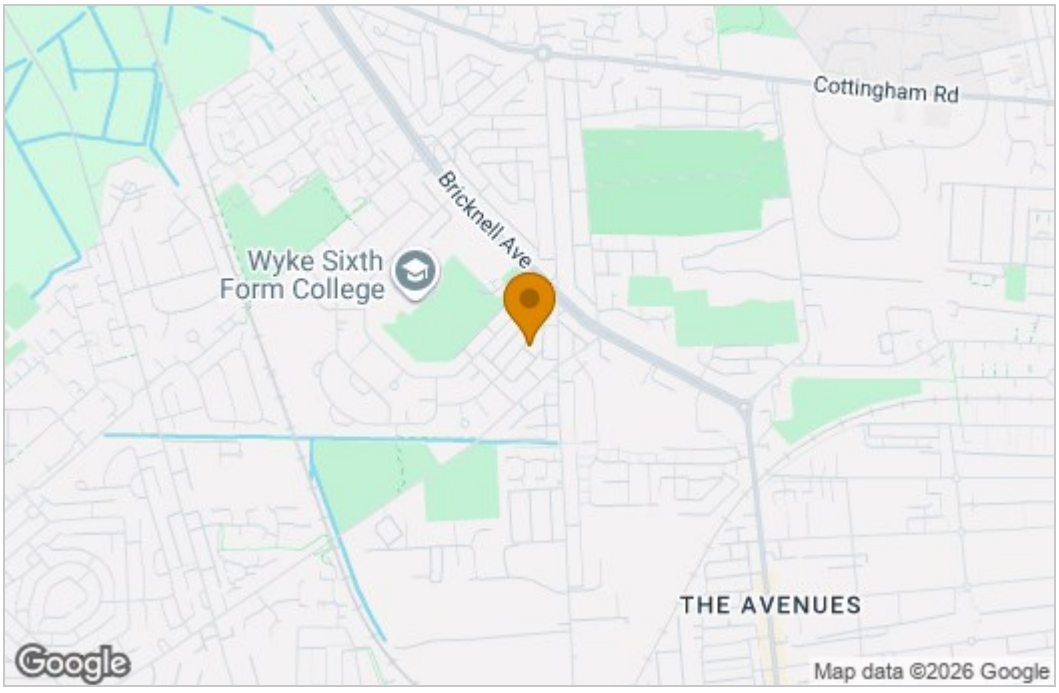
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

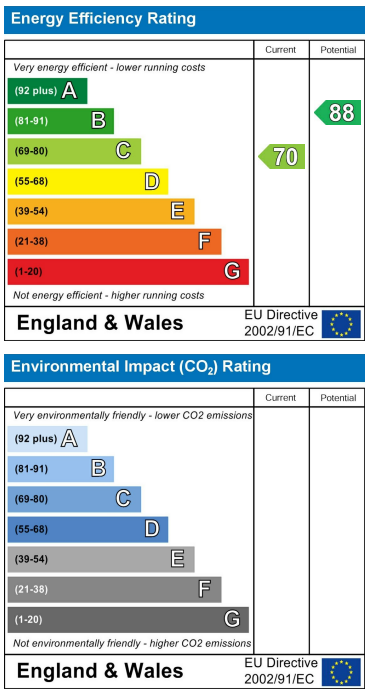


Total area: approx. 70.1 sq. metres (754.7 sq. feet)

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.

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