

# Whitakers

Estate Agents



## 7 Irene Avenue

Perth Street West, Hull, HU5 3UH

Offers Over £65,000



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## The Accommodation Comprises

### First Floor

#### Porch

With a UPVC front door to Porch and wooden side windows. Wooden glazed front door to lounge

#### Lounge

14'0" x 11'2" (4.27 x 3.40)

UPVC double glazed window. Laminate flooring and a central heating radiator. Focal point with wooden surround.

#### Kitchen

11'2" x 9'4" (3.40 x 2.84)

Tiled flooring and wood effect floor and eye level units with complimentary work surfaces and splash back tiles above. Stainless sink with mixer tap. Central heating radiator and UPVC double glazed window

#### Utility

UPVC double glazed door to garden and work surface

#### Bathroom

Wooden door to bathroom with a panelled bath and part tiled walls. Pedestal sink and low flush W.C

### First Floor.

#### Landing

Loft Hatch

#### Bedroom One

12'5" 11'3" (3.78 3.43)

Fitted wardrobes, UPVC double glazed window and central heating radiator

#### Bedroom Two

11'0" x 8'4" (3.35 x 2.54)

UPVC double glazed window and central heating radiator with built in storage

#### External

Low maintenance front garden leading to the porch. And a enclosed rear yard which is low maintenance in design

#### 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 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.

#### Additional Services

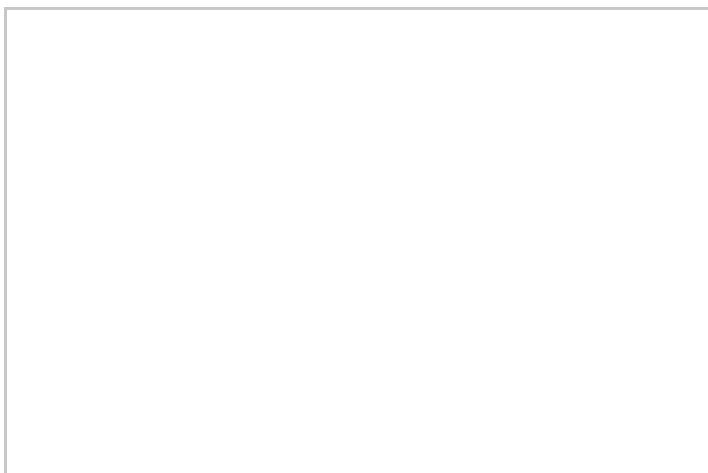
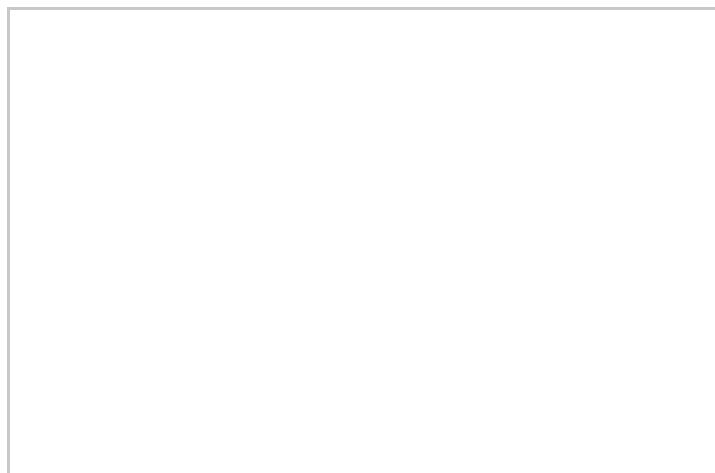
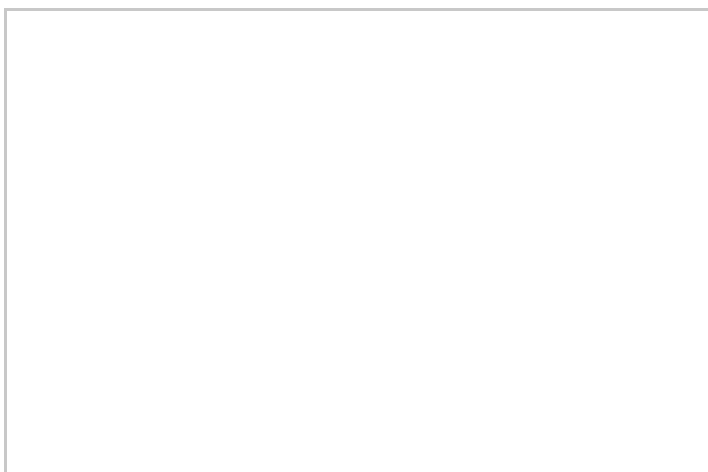
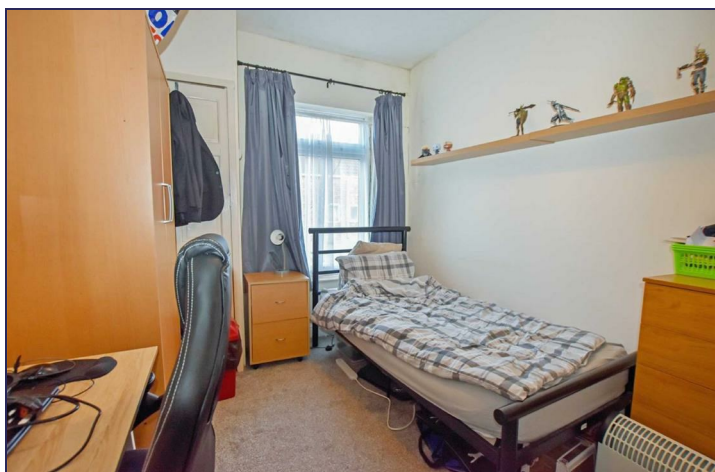
Whitaker Estate Agents offer additional services via third parties: surveying, financial services,

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investment insurance, conveyancing and other services associated with the sale and purchase of your property.

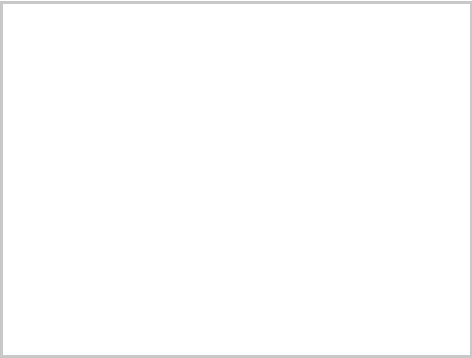
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



Road Map



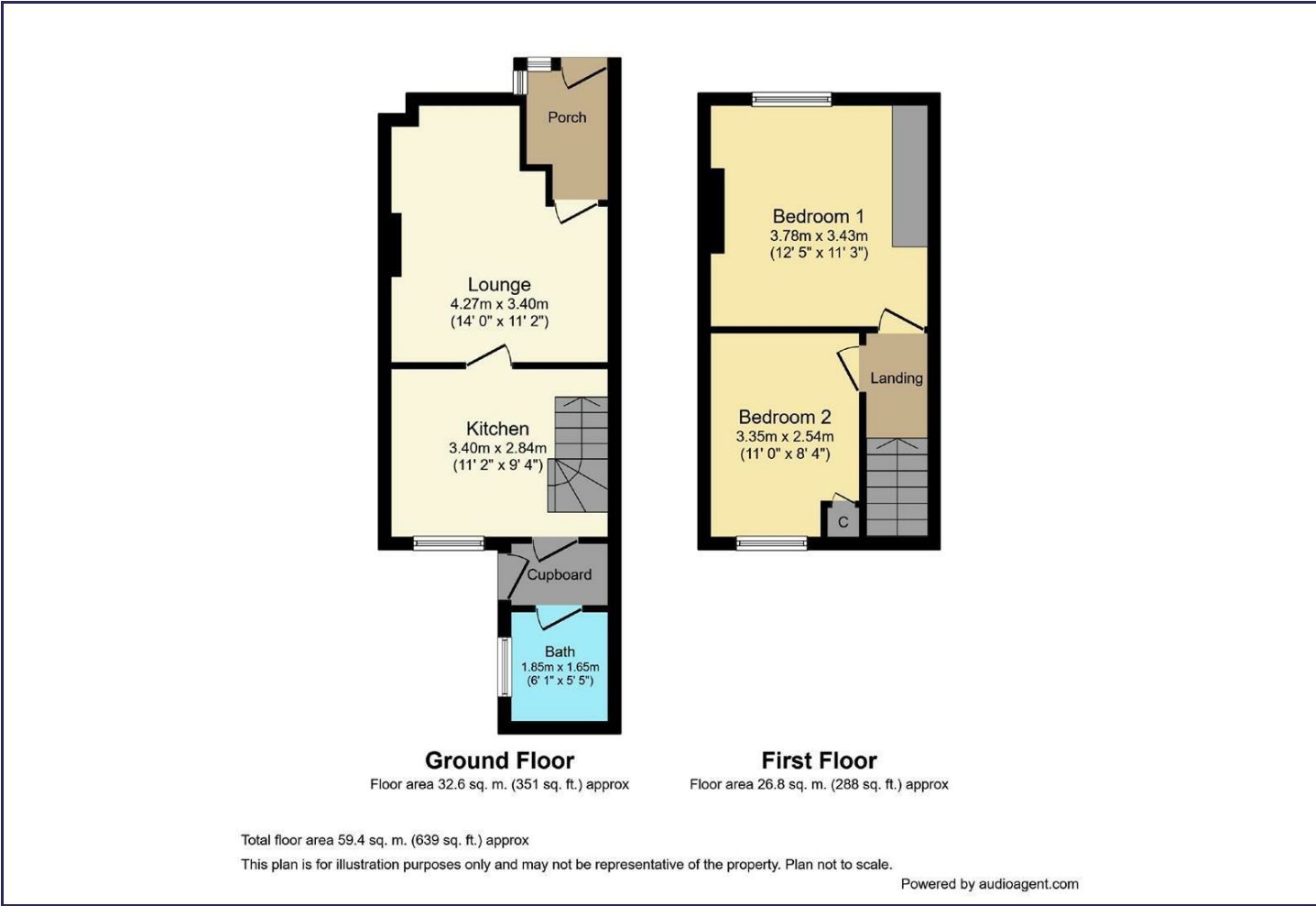
Hybrid Map



Terrain Map



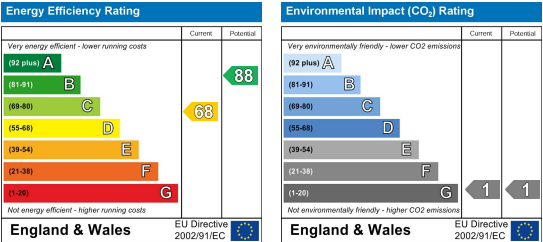
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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.