

Whitakers

Estate Agents



48 Brent Avenue

, Hull, HU8 9PB

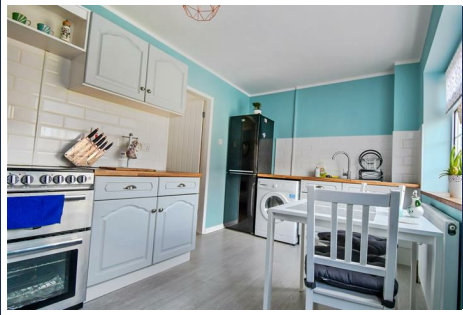
Price Guide £80,000



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Entrance

via glazed door

Entrance Hall

With the stairs to the 1st floor, a radiator

Lounge

15'9" x 12'0" (4.824 x 3.677)

Beautiful décor, wood effect flooring, fireplace and Upvc double glazed window to the front aspect, a radiator.

Kitchen/Dining

9'2" x 15'5" (2.812 x 4.709)

With a range of base and wall units with contrasting work surfaces, brick effect tiled splash backs, space for a fridge freezer and plumbing for an automatic washing machine, a Upvc double glazed window to the rear aspect, a radiator and a glazed door leads out to the rear garden

Stairs to the 1st floor

With storage cupboard and the loft access.

Bedroom One

13'9" x 11'7" (4.199 x 3.545)

The bedroom one has a radiator, a Upvc double glazed window to the front aspect, two storage cupboards, wood effect flooring.

Bedroom Two

12'4" x 10'11" (3.765 x 3.338)

The second bedroom has a radiator, a Upvc double glazed window to rear aspect, wood effect flooring.

Bathroom

6'4" x 8'2" (1.93m x 2.49m)

With a modern suite with panel bath with mixer tap shower, a low level wc and a pedestal wash hand basin, a heated towel radiator, and two Upvc double glazed windows to the rear aspect, and partial tiled walls

Outside

To the front of the house there is a generous lawn garden with low level timber fence boundary

To the rear of the house there is a sunny garden with lawn and seating area, a timber storage shed and two brick outhouses for storage, the garden has high level timber fence boundaries.

Disclaimer

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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.

Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in

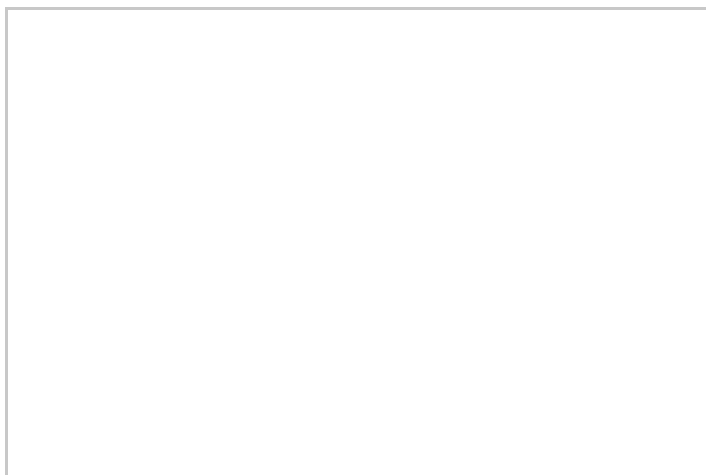
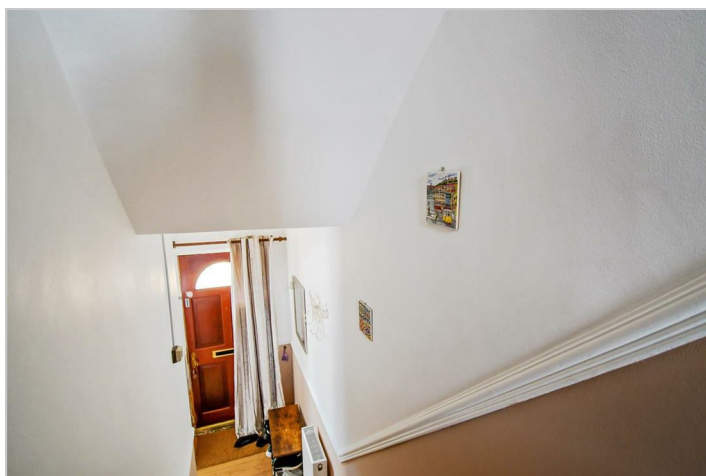
Tel: 01482 877177

making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

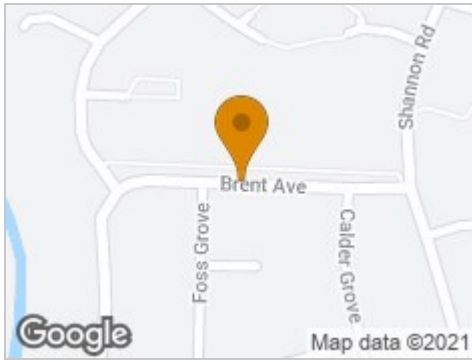
Additional Notes

Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

We are legally obligated 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 and the Vendor and Buyer.



Road Map



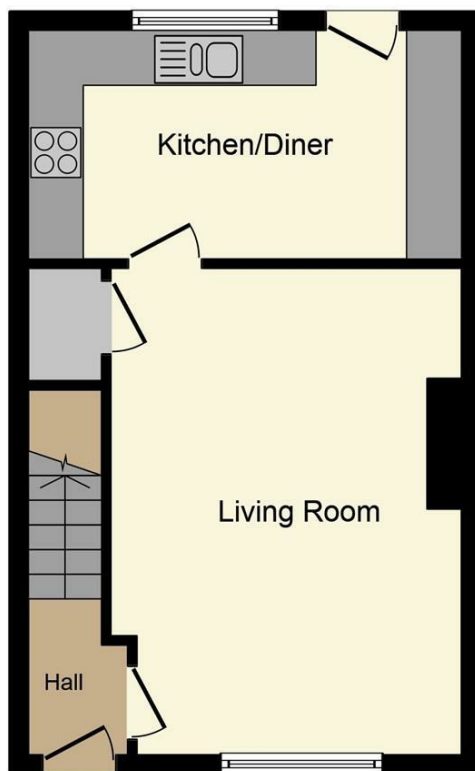
Hybrid Map



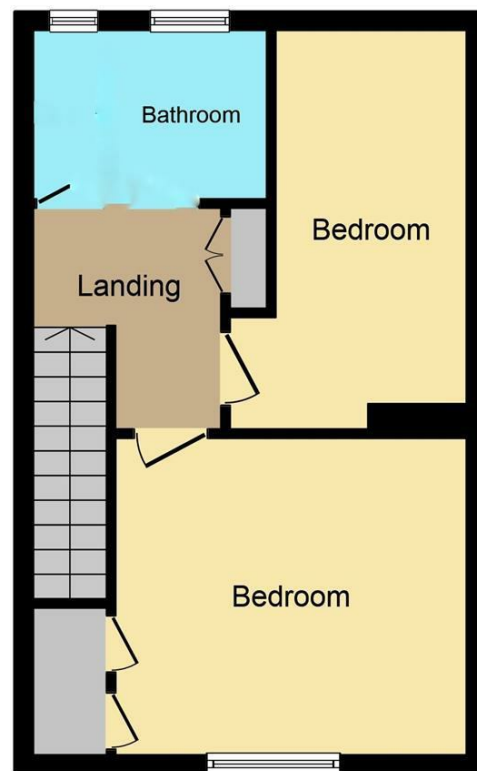
Terrain Map



Floor Plan



Ground Floor



First Floor

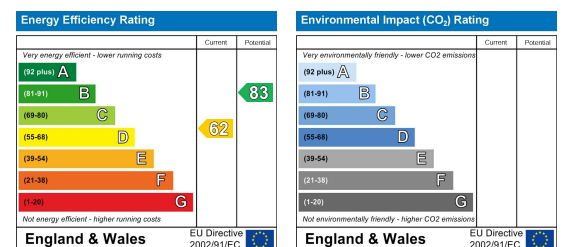
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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