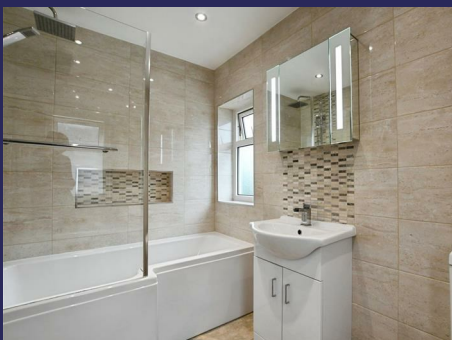


# Whitakers

Estate Agents

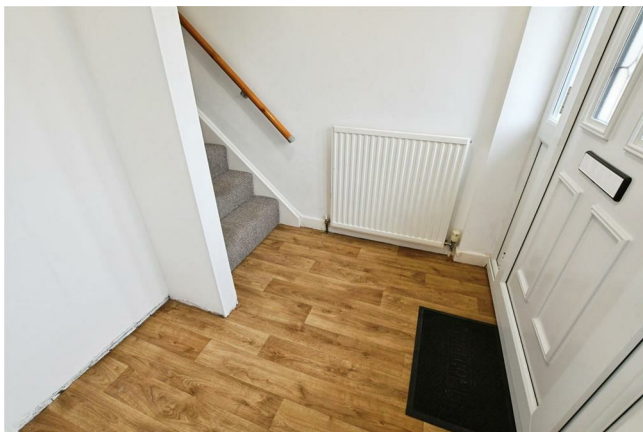


**26 Tarran Avenue, Hull, HU6 7AL**

**Asking Price £189,950**

SITUATED ON THIS POPULAR DEVELOPMENT TO THE NORTH OF THE CITY, PARTICULARLY SOUGHT AFTER BY THE GROWING FAMILY UNIT, THIS MODERN STYLE SEMI DETACHED HOUSE BOASTS FOUR BEDROOMS. CARED FOR AND EXTREMELY WELL MAINTAINED, THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH INTEGRATED APPLIANCES, THREE BEDROOMS AND A BATHROOM TO THE FIRST FLOOR AND A FURTHER BEDROOM TO THE TOP FLOOR. HAVING GAS CENTRAL HEATING TO RADIATORS CONTROLLED BY A "HIVE" SYSTEM AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS WITH A SIDE DRIVEWAY GIVING ACCESS TO AN AMPLE GARAGE AND FURTHER OFF STREET PARKING AMENITIES. PRESENTED IN "MOVE INTO" CONDITION AND HANDILY PLACED FOR LOCAL SHOPS AND SCHOOLS AND GOOD ACCESS TO THE CITY CENTRE AND BEVERLEY. VIEWINGS ARE ENCOURAGED IN ORDER TO AVOID DISAPPOINTMENT.

## Entrance Hall



With staircase off and access to;  
Lounge



Window to the front aspect, attractive laminate flooring, a radiator and an inset pebble effect gas fire. Opens to ;

## Dining Area

Window to the rear aspect, a radiator and laminate flooring continues.

## Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect, plumbing for an automatic washing machine, spotlights to the ceiling and integrated appliances include an electric oven, four ring gas hob, an over head extractor canopy and a dishwasher.

## First Floor Landing



Window to the side aspect, laminate flooring and a built in storage cupboard

## Bedroom One



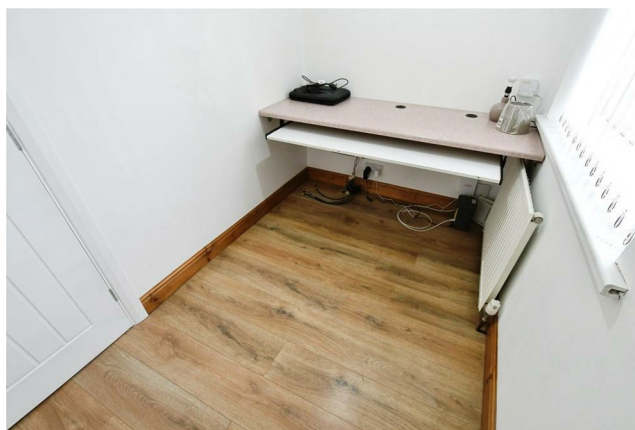
Window to the rear aspect, laminate flooring and a radiator.

## Bedroom Two



Window to the front aspect, laminate flooring and a radiator.

## Bedroom Three



Window to the side aspect, laminate flooring and a radiator.

## Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc . Tiled floor and walls, spotlights to the ceiling, an extractor unit, a contemporary chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

## Top Floor Landing



## Bedroom Four 14'3" x 10'9" (4.35 x 3.28)



With laminate flooring and two "Velux" style windows

## Outside



To the front of the property is a block paved area which can accommodate two vehicles for off street parking. To the rear is a pleasant garden laid mainly to lawn and an outside tap.

Garage 30'6" x 11'8" (9.30 x 3.57)



Of ample proportion, accessible via a side driveway, having an up and over vehicular door, electricity supplied and there is racking and a workbench on wheels.

Council Tax  
Hull City Council tax band B

Tenure  
Freehold

EPC

### 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 sales 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.

#### Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal - EE/Vodafone/O2/Three

Broadband - Basic 8 Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

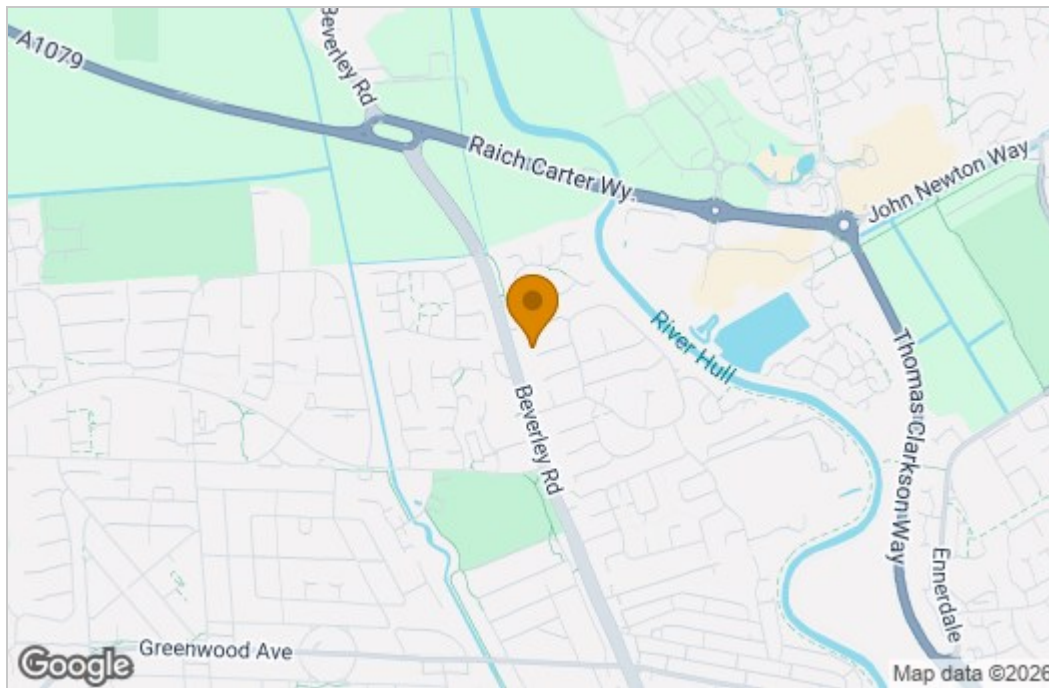
Coalfield or Mining Area -No

Planning -

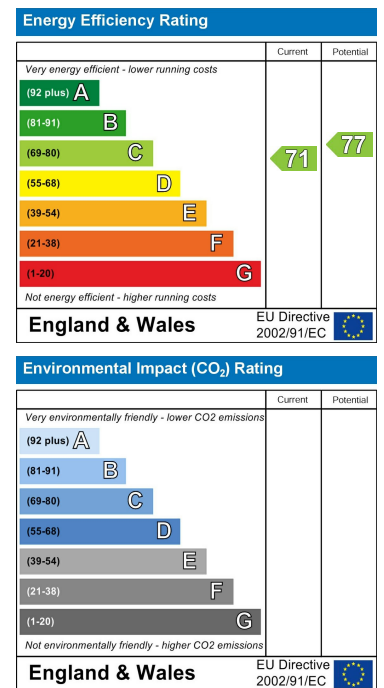
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.