

Whitakers

Estate Agents



17 Hayburn Avenue, Hull, HU5 4NB

£165,000

This well presented three-bedroom property is offered to the market in move-into condition, enjoying a fantastic position within a highly popular residential area. Ideally placed for well regarded local schools, excellent transport links into the city centre, and a wide range of nearby amenities, this property represents an outstanding opportunity for first-time buyers and growing families alike.

The accommodation briefly comprises a welcoming entrance hall, separate dining room, comfortable lounge and a modern fitted kitchen. To the first floor are three well proportioned bedrooms, with bedrooms one and two benefiting from built-in storage, together with a well appointed family bathroom suite.

Externally, the property offers a low-maintenance front garden, while the enclosed rear garden provides a private outdoor space, mainly laid to lawn with a patio seating area ideal for entertaining or family use.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed front door and side window.

Hallway

Laminate flooring, central heating radiator and understairs storage cupboard.

Dining Room 10'11 x 11'06 (3.33m x 3.51m)



Upvc double glazed bay window and central heating radiator.

Lounge 10'11 x 12'09 (3.33m x 3.89m)



Upvc double glazed doors to the garden.

Kitchen 18'11 max x 8'05 max narrows to 4'8 (5.77m max x 2.57m max narrows to 1.42m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Upvc double glazed door and window. Central heating radiator, Oven, Hob and Hood above. Sink with mixer tap.

First Floor

Landing

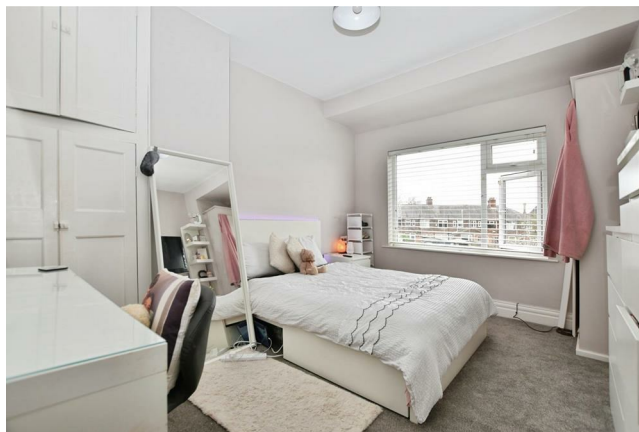
Loft hatch

Bedroom One 10'11 x 10'8 (3.33m x 3.25m)



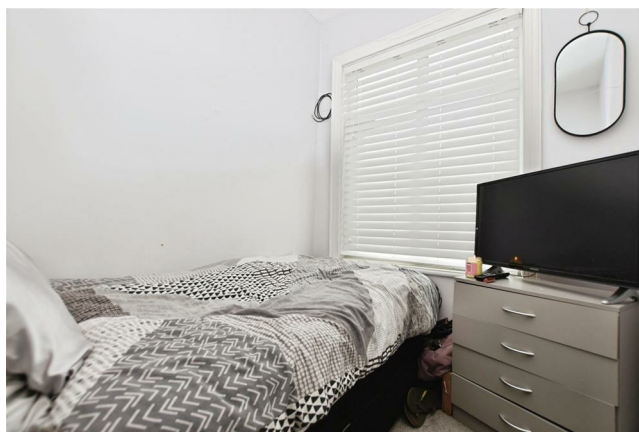
Upvc double glazed window and central heating radiator. Built in store cupboard.

Bedroom Two 12'9 max x 10'7 (3.89m max x 3.23m)



Upvc double glazed window and central heating radiator. Built in store cupboard.

Bedroom Three 6'11 x 5'11 (2.11m x 1.80m)



With Upvc double glazed window and central heating radiator.

Bathroom 5'11 x 5'6 (1.80m x 1.68m)



With a panelled bath, pedestal sink and a low flush toilet. Electric shower and Upvc double glazed window and a central heating radiator.

External



Walled front garden which is laid to lawn. The rear garden is enclosed to the boarders, again mainly laid to lawn with a paved patio seating area.

EPC

EPC rating - C

Tenure

This property is Freehold.

Council Tax

Council Tax band - B

Local Authority - Kingston Upon Hull

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.

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 - 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 -No

Whitakers Estate Agent Declaration

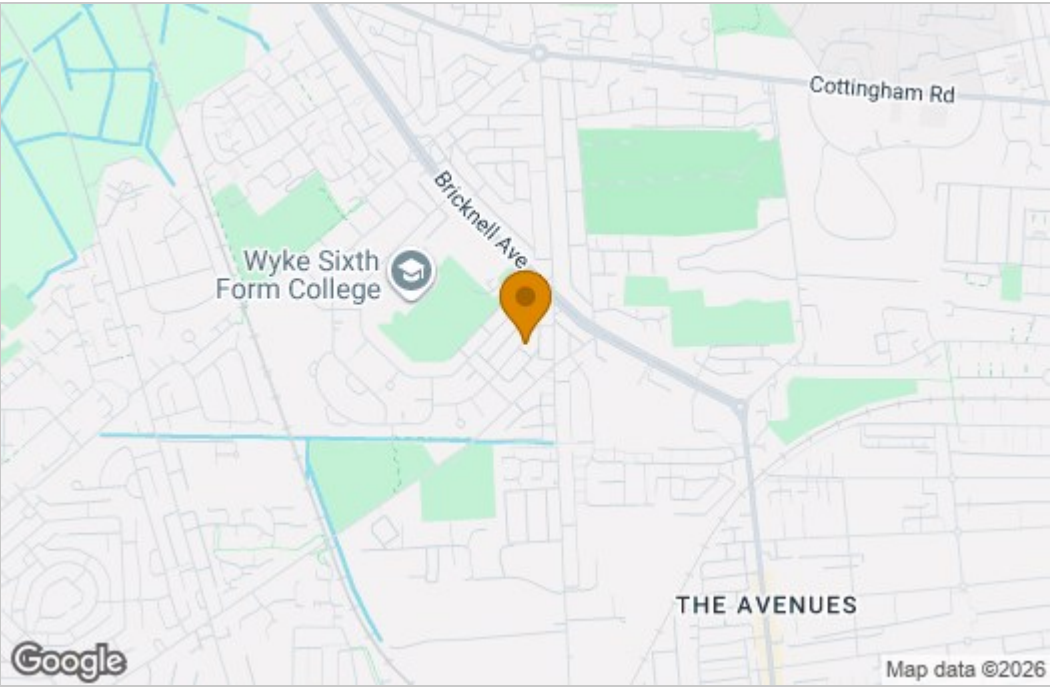
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Floor Plan

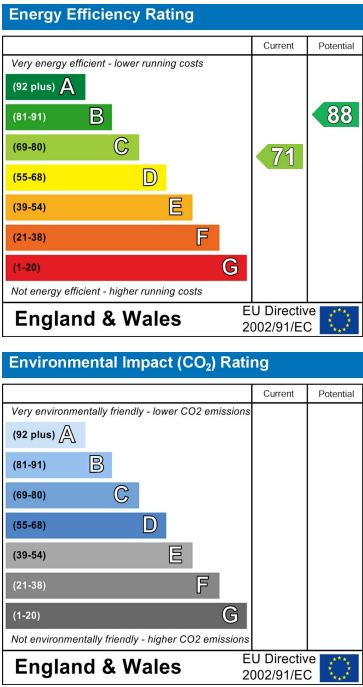


Total area: approx. 79.6 sq. metres (857.3 sq. feet)

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.