

Whitakers

Estate Agents



5 Bernadette Avenue, Hull, HU4 7PS

£189,500

Whitakers Estate Agents are pleased to introduce this traditional three-bedroom terraced property which has been recently refurbished to a high standard throughout and is offered to the market with NO ONWARD CHAIN. Established within the popular Anlaby Common area, it is ideally placed for Anlaby Retail Park, Costello Stadium and Playing Fields and Pickering Park, together with highly accessible transport links to Hull city centre, Anlaby, Hessle and the surrounding villages.

Upon entry, the resident is greeted by a welcoming hallway with useful under-stairs storage, which follows to the spacious open-plan lounge and dining area. The lounge is enhanced by a bay window and feature fireplace, while the ground floor is completed by a newly fitted kitchen with integrated cooking appliances and access to the rear garden.

A fixed staircase ascends to the first-floor landing which follows to two well-proportioned double bedrooms, a good third bedroom and a well-appointed family bathroom.

Externally, there is an enclosed low-maintenance garden to the front, while the rear garden is partly laid to lawn with decorative planting, a gravelled section and patio seating area. A pathway leads to the detached garage, with gated access onto the vehicle-accessible ten-foot.

Taken together, the accommodation would ideally suit a young and growing family seeking a property that is ready to move straight into, while remaining conveniently positioned for local schools, leisure facilities, amenities and transport links. As such, viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is an enclosed low maintenance garden, enhanced by decorative planting.

Ground floor

Hallway

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

Open plan lounge / dining room 23'7" x 11'2"
(7.20 x 3.42)



Lounge



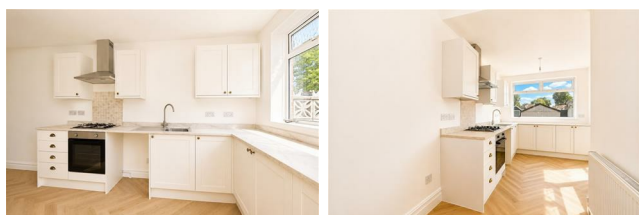
UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorative surround, and laminate flooring.

Dining area



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

Kitchen 16'11" x 8'0" (5.18 x 2.45)



UPVC double glazed door and windows, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 10'9" x 10'4" maximum (3.30 x 3.17 maximum)



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

Bedroom two 10'10" x 10'6" (3.31 x 3.21)



UPVC double glazed window, central heating radiator, fitted cupboard that houses the boiler, and carpeted flooring.

Bedroom three 6'11" x 5'10" (2.13 x 1.78)



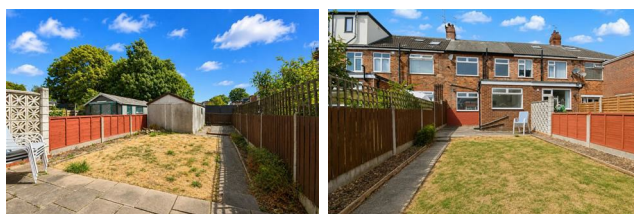
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



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

Rear external



The enclosed rear garden is partly laid to lawn with decorative planting borders and gravelled section, and complemented with a patio seating area. A path leading a detached garage, and a gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to

consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL016005000

Council Tax band - B

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 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.

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.

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

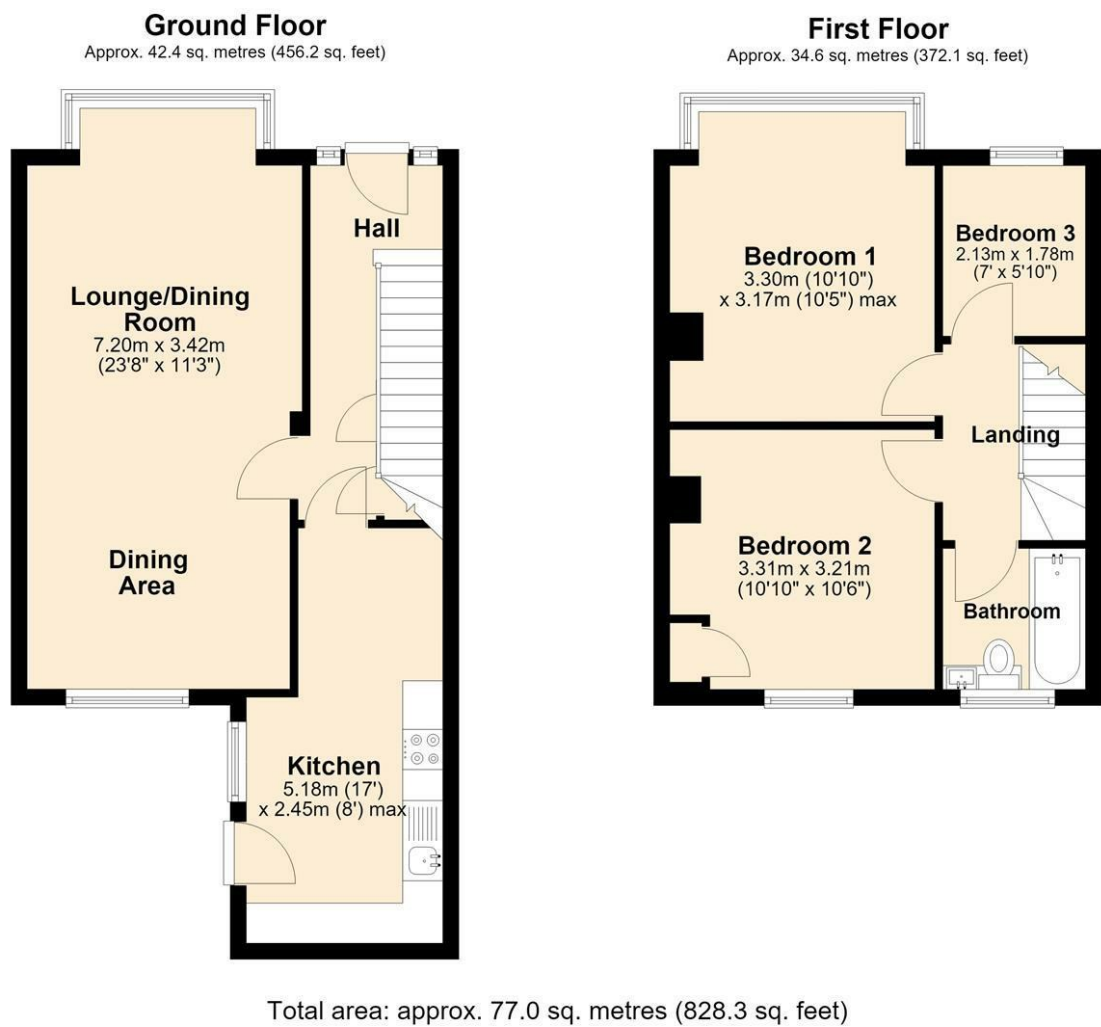
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

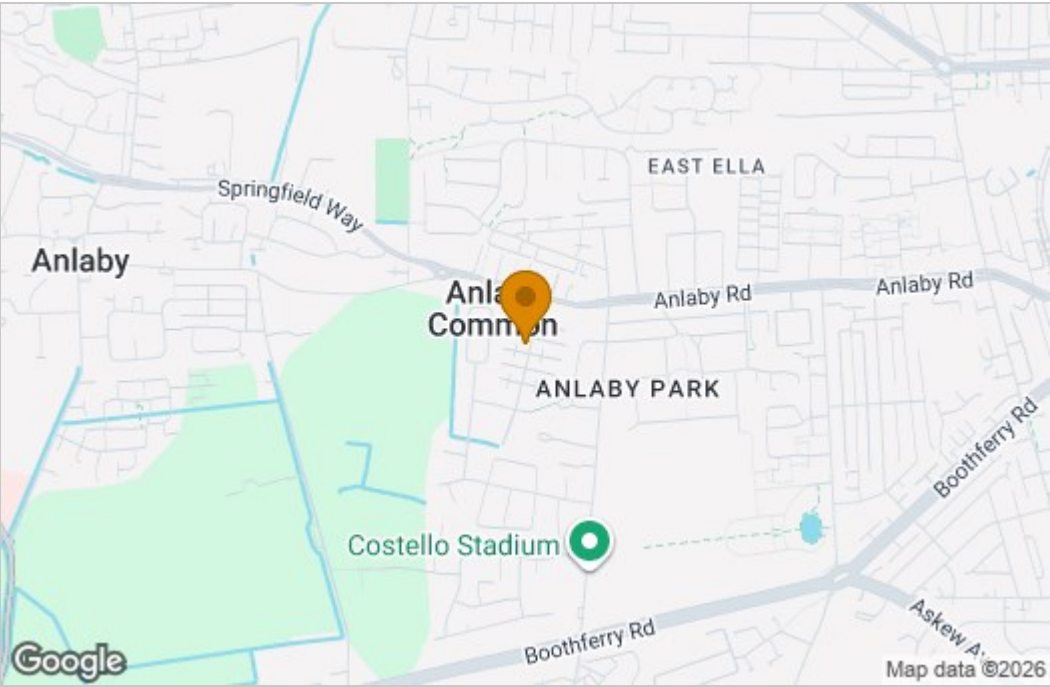
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be

made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

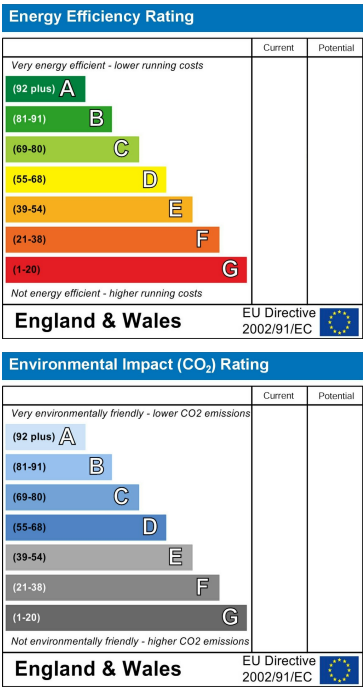
Floor Plan



Area Map



Energy Efficiency Graph



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