Whitakers
Estate Agents

3 Ingleton Avenue, Hull, HU4 6AS

£240,000

Whitakers Estate Agents are pleased to introduce this attractive and well-proportioned three-bedroom semi-detached residence, pleasantly positioned within an established and popular residential location and offering generous accommodation ideally suited to a variety of buyers.

The property is approached via an established front garden, while a generous block-paved driveway provides ample off-street parking and access towards the side of the residence and garage, along with an EV charging point.

Internally, the accommodation opens through an entrance porch into a welcoming hallway with useful under-stairs storage. The ground floor offers two well-proportioned reception rooms, with the lounge featuring an attractive bay window and fireplace, while the separate dining room enjoys French doors opening directly onto the rear garden. Completing the ground floor is a fitted kitchen with a range of integrated appliances and further access to the exterior.

A fixed staircase ascends to the first-floor landing, which provides access to three bedrooms, with both principal bedrooms benefiting from built-in storage. The accommodation is completed by a fully tiled bathroom furnished with a three-piece suite, together with a separate W.C.

The accommodation comprises

Front external

The property is approached via an established front garden, while a generous block-paved driveway provides ample off-street parking and access towards the side of the residence and garage.

Ground floor

Porch
UPVC double glazed door with side windows, and tiled flooring. Wooden door with stained glass side windows opening to :

Hallway
Central heating radiator, under stairs storage cupboards and space, and carpeted flooring. Leading to :

Lounge 14'11" x 12'2" maximum (4.57 x 3.72 maximum)

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

Dining room 13'5" x 10'8" (4.10 x 3.26)

UPVC double glazed French doors and side windows, central heating radiator, feature fireplace with tiled inset / marbled hearth and wooden surround, and wooden flooring.

Kitchen 13'5" x 7'8" (4.11 x 2.35)

UPVC double glazed door and windows, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and a range of integrated appliances including : oven / grill, hob with extractor hood above, and fridge-freezer.

First floor

Landing
With access to the loft hatch, stained glass window, and carpeted flooring. Leading to :

Bedroom one 15'8" x 10'10" maximum (4.78 x 3.31 maximum)

UPVC double glazed bay window, central heating radiator, built-in storage cupboard, and wooden flooring.

Bedroom two 11'7" x 10'8" (3.55 x 3.27)

UPVC double glazed window, central heating radiator, built-in storage cupboard, and wooden flooring.

Bedroom three 7'6" x 7'6" (2.29 x 2.29)

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

Bathroom

UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with electric shower, and pedestal sink with mixer tap.

Cloakroom

UPVC double glazed window, and partly tiled with laminate flooring. Furnished with a low flush W.C.

Rear external

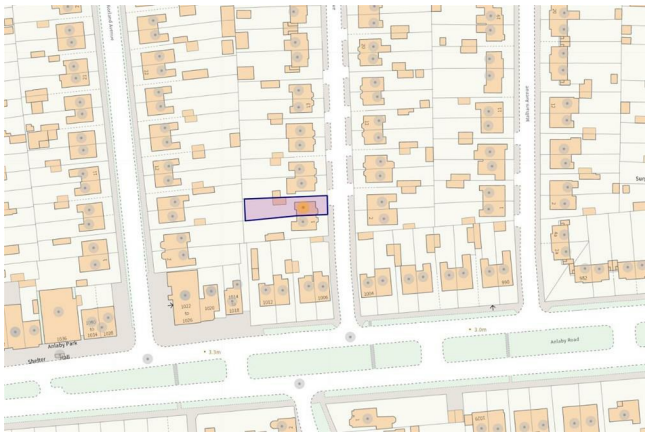
Externally, the rear garden is a particularly appealing feature of the property, offering a generous and established outdoor space incorporating paved seating areas, lawn and mature planting, creating an attractive setting for both relaxing and entertaining.

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 - Kingston Upon Hull
Local authority reference number - 00030095000301
Council Tax band - C

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 14 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.

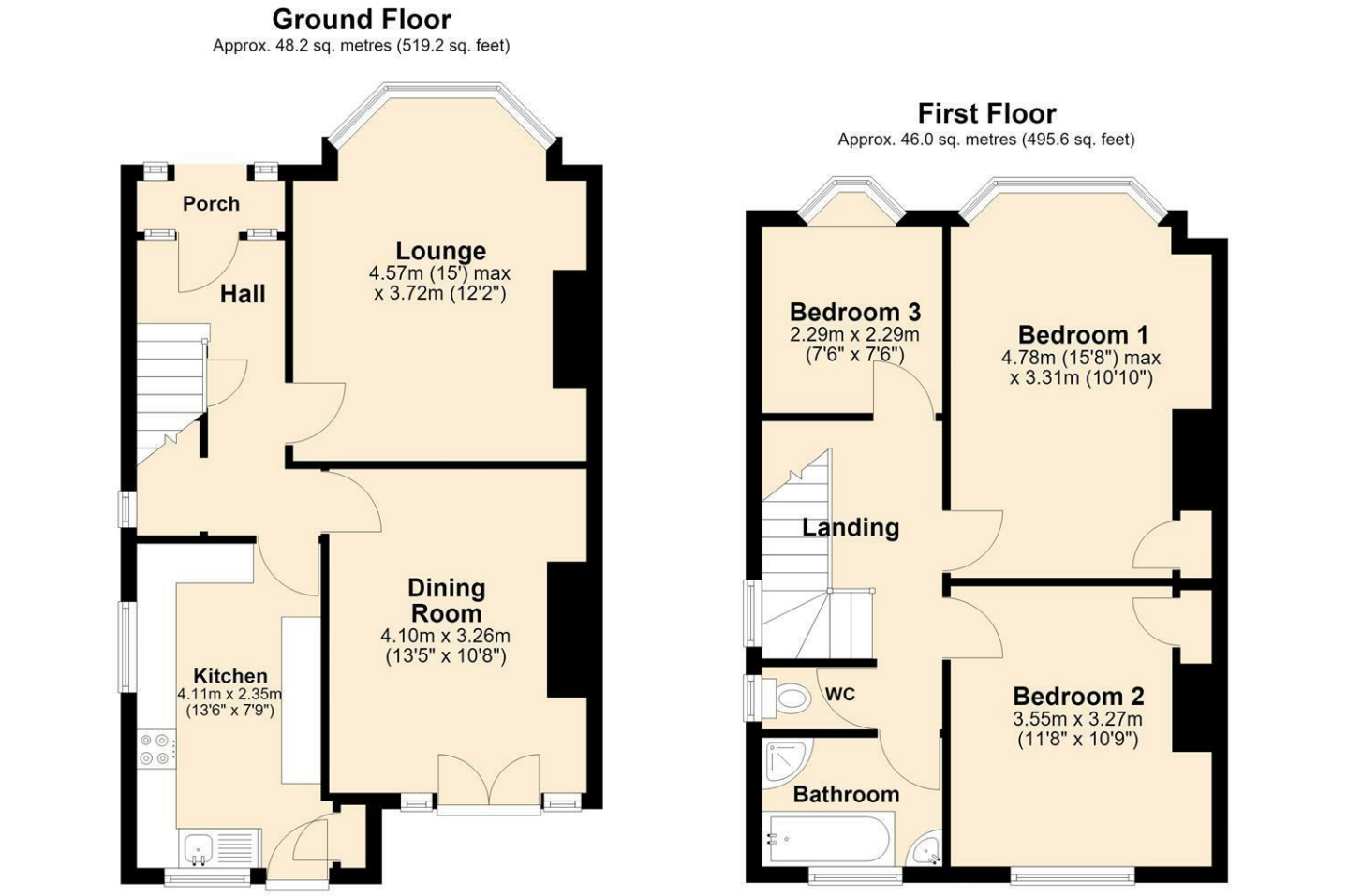
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

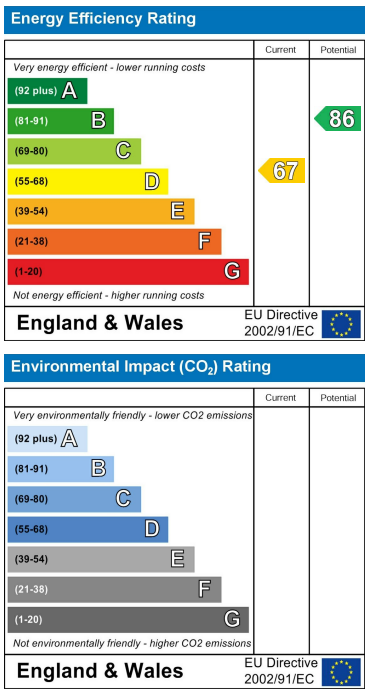
Floor Plan



Total area: approx. 94.3 sq. metres (1014.8 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.

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