

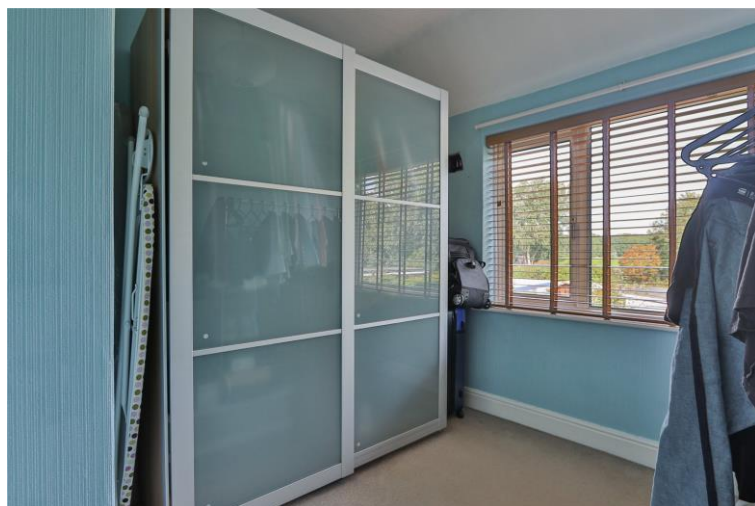
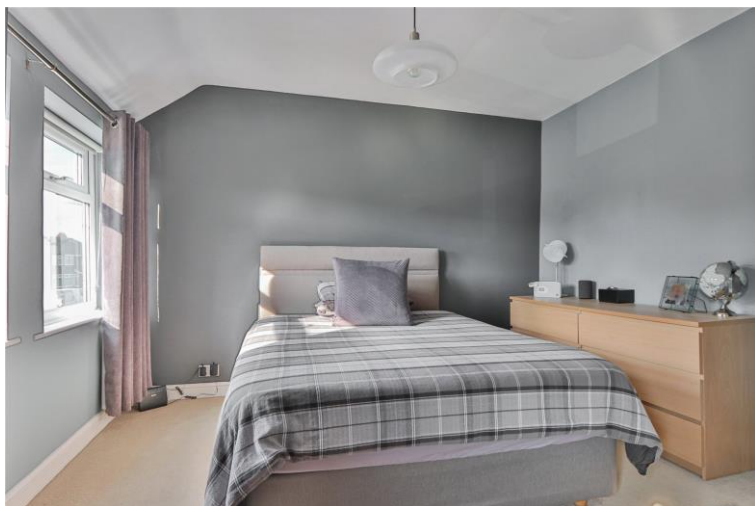


Welwyn Park Avenue,
Hull, HU6 7DN

Guide Price £115,000

IDEAL FIRST TIME BUYER PROPERTY IN A POPULAR LOCATION WITH NO CHAIN INVOLVED





Summary: This property has the benefit of gas central heating, UPVC double glazing, modern interior throughout, with garage and no chain. The property briefly comprises as follows entrance, lounge, kitchen. First floor two bedrooms and bathroom. With gardens to the front and rear. Call now to avoid disappointment.

Location: Sutton Road is situated off Beverley High Road where there is local shopping available and within a short driving distance is the Tesco Superstore. Public transportation to both Hull City Centre and Beverley runs off Beverley High Road and local schooling and recreational facilities are available nearby.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With stairs leading to first floor.

Lounge: 12'8" x 14'1" (3.86m x 4.3m)

Kitchen: 14'1" x 7'7" (4.3m x 2.3m)
Modern fitted high gloss kitchen with a range of wall and base units, in-set sink, oven, hob, hood, plumbing for automatic washing machine and door to rear garden.

First Floor

Bedroom 1: 14'4" x 11'5" (4.37m x 3.48m)

Bedroom 2: 9'6" x 8'4" (2.9m x 2.54m)

Bathroom: 5'7" x 5'3" (1.7m x 1.6m)
Wash hand basin, low level WC, panelled bath with shower over and fully tiled throughout.

Outside: To the rear of the property is mainly laid to lawn with a patio area and garage. To the front of the property is a low maintenance front garden with potential for off-street parking subject to suitable planning being approved.

Central Heating: The property has the benefit of gas central heating.



Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the Kingston-Upon-Hull Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band A.*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

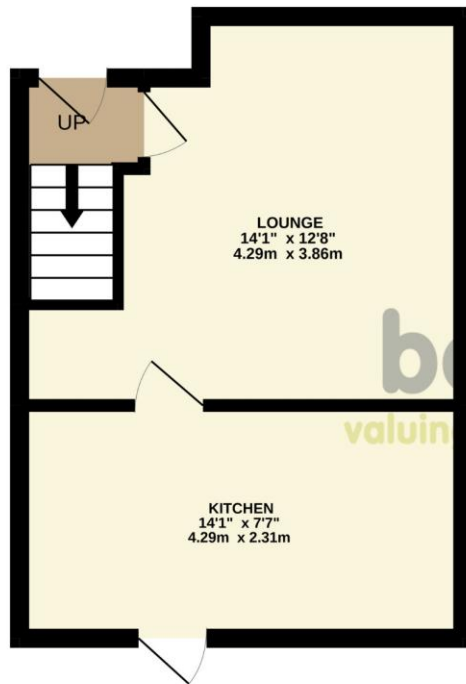
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

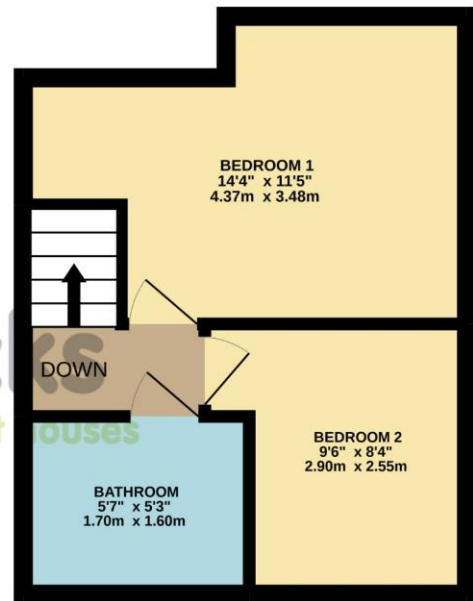
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hull - Newland Avenue office on 01482 343399. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

GROUND FLOOR
252 sq.ft. (23.5 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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