



14 16Th Avenue

, Hull, HU6 9JP

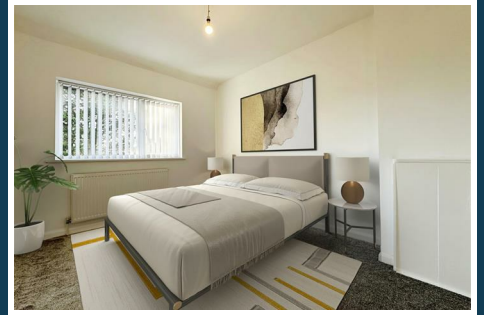
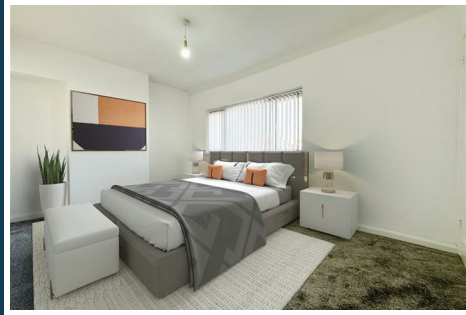
Offers in the region of £119,995



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## Ground Floor

### Entrance Hallway

A welcoming entrance to the property via UPVC double glazed door, fixed staircase approach to first floor level and storage under the stairs. Hallway with UPVC double glazed window to the side, entrance matting at the door continuing onto laminate flooring and a wall mounted radiator.

### Lounge

12'9" x 11'7" (3.91m x 3.54m)

Spacious lounge with a UPVC double glazed walk in bay window to the front, laminate flooring and wall mounted radiator. Opening up into:

### Dining Kitchen

14'3" x 11'7" (4.35m x 3.54m)

A newly fitted kitchen with a range of base and wall mounted units, inset stainless steel sink unit, inset electric hob with built in oven below. UPVC double glazed window to the rear, UPVC door to the side into rear garden, laminate flooring and wall mounted radiator.

### Bathroom

8'2" x 5'8" (2.50m x 1.74m)

With UPVC double glazed window to the side. Fitted with a three piece suite in white, comprising panelled bath with electric shower, pedestal sink unit and low flush WC. Finished with tiling to the splashback areas and wall mounted radiator.

## First Floor

## Landing

Central landing with UPVC double glazed window to the side and access into each of the three bedrooms.

### Master Bedroom

14'4" x 9'10" (4.39m x 3.00m)

A generous double bedroom with UPVC double glazed window to the front, carpet floor covering, wall mounted radiator and walk in storage cupboard.

### Bedroom Two

11'8" x 9'1" (3.57m x 2.78m)

A second double bedroom to the rear with UPVC double glazed window, carpet flooring and wall mounted radiator.

### Bedroom Three

8'2" x 8'5" (2.50m x 2.59m)

Third bedroom with UPVC double glazed window to the rear, carpet flooring and radiator.

## Outside

Externally, the property sits on a corner plot with hard standing to the front front to create off street parking, lawn area to the side and to the side/rear is an enclosed garden which is mainly gravelled and with patio area.

## Council tax band

We have been advised the property is council tax band A.

## PHOTO DISCLAIMER

We wish to inform prospective buyers that certain photographs presented in this employ virtual

Tel: 01482 322411



staging methods, which include digital enhancements such as furniture and décor placements; these alterations are solely for visualisation purposes and the property remains unfurnished for in-person viewings.

### ADDITIONAL INFORMATION

Tenure:

Freehold

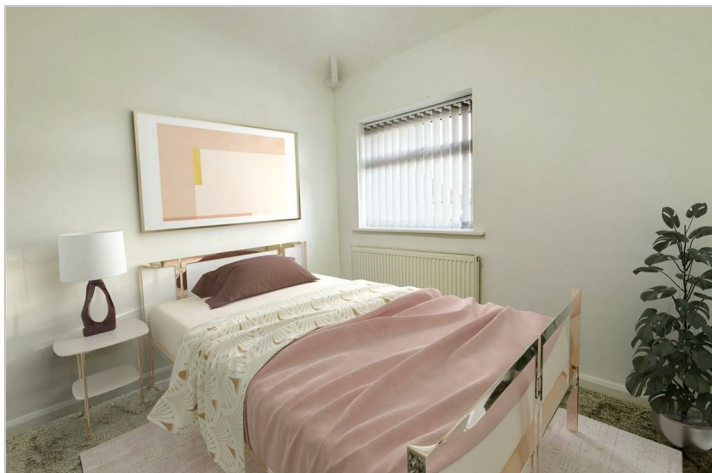
Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

### Agent Notes

We wish to disclose that this property is being sold by a member / a close friend of a member / a relative of a member of staff at Riverside.

We are obliged to disclose this information in line with current legislation.



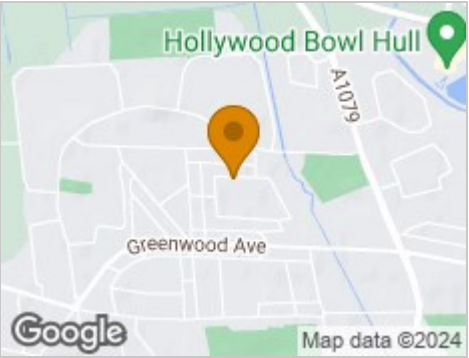
Road Map



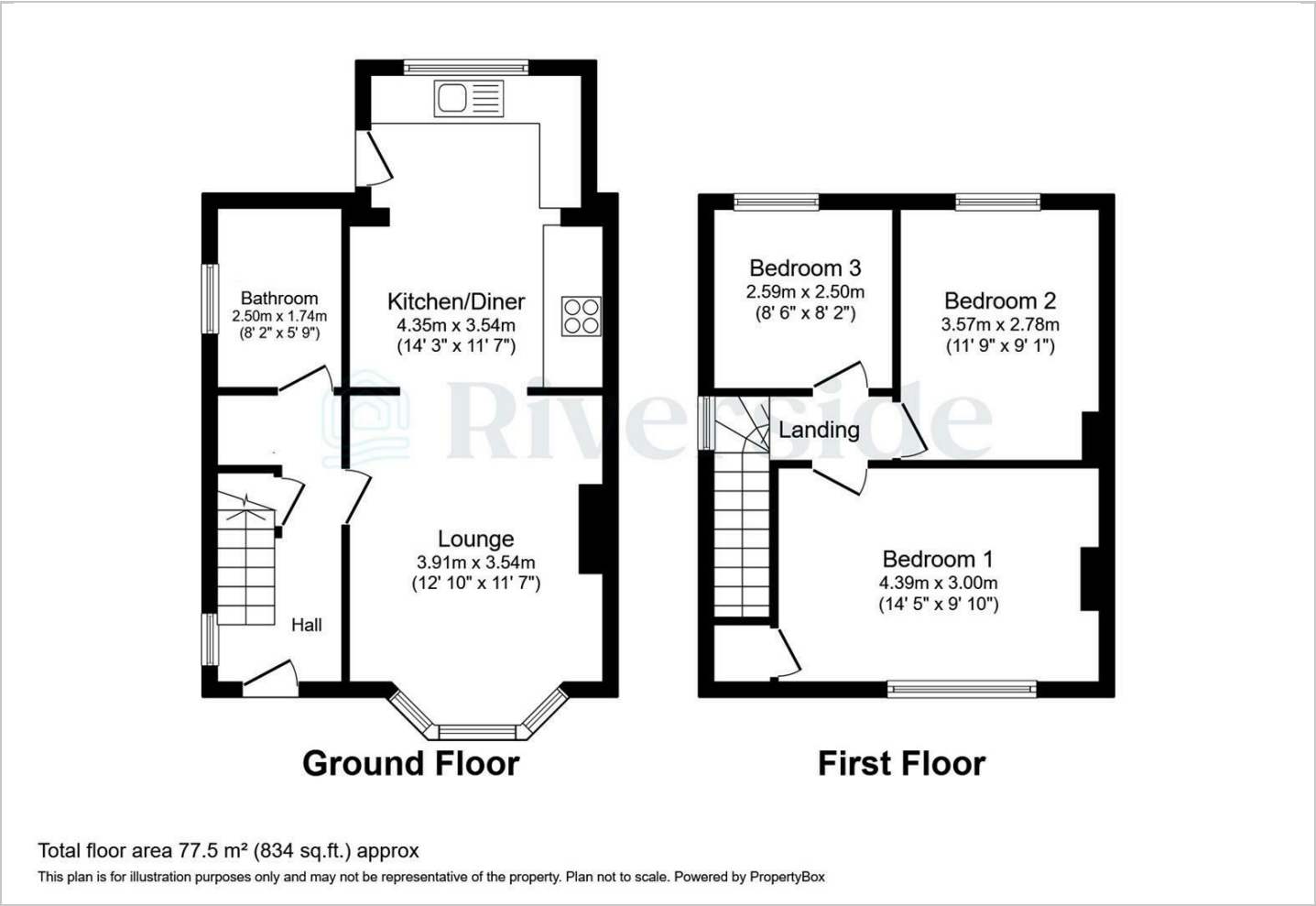
Hybrid Map



Terrain Map



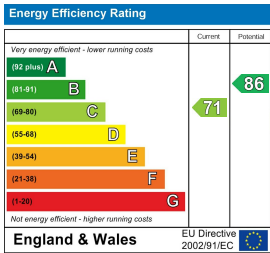
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.