

Whitakers

Estate Agents



10 Maple Grove, Hull, HU8 8PL

£338,950

Whitakers are delighted to bring this outstanding, spacious 3 bedroom semi detached family home to the market, being sold with NO ONWARD CHAIN

Situated on a very generously sized plot in the heart of ever popular Garden Village, well located for local shops, schools and amenities, the property boasts an impressive 3 reception rooms and 3 double bedrooms together with a versatile loft space with shower room and offers amazing, flexible family accommodation, ideal for the growing family!

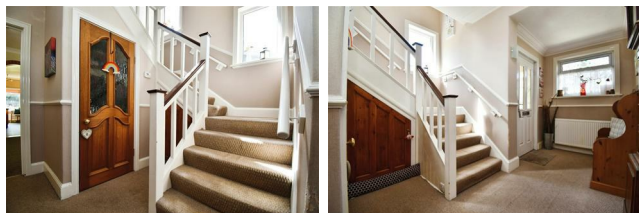
With a host of character features and offering almost 2000 sq ft of living space, the property briefly comprises; bright and spacious Entrance Hall, Dining Room, Lounge, Sitting room, Dining Kitchen, Utility Room and Downstairs Cloakroom to the ground floor together with 3 Double Bedrooms and a lovely tiled Family Bathroom to the first floor. Accessed via fixed staircase from Bedroom three, the property has the additional benefit of a versatile loft space which also features a shower room.

Externally the property has driveway parking for multiple parking, a large detached garage, lovely mature rear garden and spacious Garden Office/Games room with full electrical supply, sink and potential for central heating.

Also benefiting from Gas Central heating and UPVC double glazing throughout, we really recommend internal viewing to fully appreciate the scale and standard of accommodation on offer!

The accommodation comprises

Entrance Hallway



Covered porch with composite front door into bright and spacious entrance hallway with UPVC window to front aspect, carpeted flooring, central heating radiator and large storage cupboard plus separate under stair cupboard.

Dining Room 12'2 x 16'4 max (3.71m x 4.98m max)



UPVC front walk in bay window, carpeted flooring, central heating, ceiling rose and coving and feature fireplace. Double doors open into.....

Lounge 15'1 x 12'2 (4.60m x 3.71m)



With carpeted flooring, feature fireplace, ceiling rose and coving and UPVC Patio doors into rear garden.

Sitting Room 11'6 x 12'3 (3.51m x 3.73m)



With carpeted flooring, central heating radiator and UPVC window to side aspect.

Kitchen/Diner 15'9 max x 11'11 max (4.80m max x 3.63m max)



With a range of fitted wall and base units, complimentary work surfaces and tiled splashbacks. 4 ring electric hob with extractor over and mid level double oven. Stainless steel 1 1/4 bowl sink with mixer taps over, ladder style vertical radiator, vinyl tiled flooring, UPVC windows to side aspect and separate dining area with central heating radiator, UPVC window to rear and internal door into.....

Utility Room 5'10 x 5'7 (1.78m x 1.70m)



Wall and base units with fitted work surfaces and stainless steel sink unit. Plumbing for under counter washing machine and dish washer, vinyl flooring, UPVC window to side aspect and external door to rear garden.

Downstairs cloakroom 5'7 x 2'9 (1.70m x 0.84m)

Low flush wc, hand wash basin, part tiled walls, vinyl flooring and UPVC window to side aspect.

First Floor Landing



Half turn staircase from the entrance hallway with twin UPVC windows to side aspect leading to first floor landing.

Bedroom One 14' x 12'2 (4.27m x 3.71m)



Spacious double bedroom with UPVC window to front aspect, fitted wardrobes, carpeted flooring, central heating radiator and feature fire surround.

Bedroom Two 11'8 x 12' (3.56m x 3.66m)



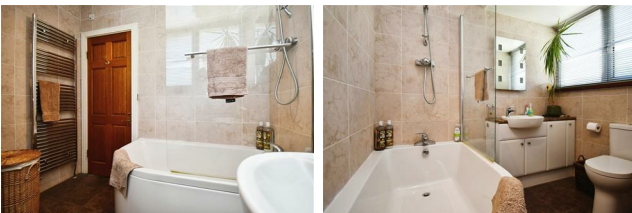
Double bedroom with UPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 11'5 x 12'2 (3.48m x 3.71m)



Double bedroom with UPVC window to side aspect, carpeted flooring, central heating radiator and fixed staircase up to loft space.

Family Bathroom 8'1 x 8'3 max (2.46m x 2.51m max)



Shaped bath with mains shower over and fitted shower screen, low flush wc and vanity sink unit. Chrome ladder style heated towel rail, tiled walls, UPVC window to front aspect and vinyl tiled flooring

Loft Space 23'6 x 11' (7.16m x 3.35m)

Fixed staircase from bedroom three leading to versatile loft space with twin Velux windows and under eaves storage which leads through to shower room (11' x 6') with single shower cubicle, hand wash basin and Velux window. entrance hatch leads into separate storage area (13' x 8') with additional Velux window.

Outside



Occupying a very generously sized plot, the property has a block paved driveway and gravelled forecourt to the front offering off road parking for multiple vehicles. There is hedging to the perimeters and gates giving access to extended block paved driveway and large detached garage giving further parking. The rear of the property features a lovely mature enclosed garden laid mainly to lawn and with mature borders featuring an amazing array of mature plants and shrubs. Patio areas provide ample seating areas whilst to the rear is an additional decked and gravelled garden adjoining the Garden Office/Games Room.

Garden Office/Games Room 23' x 13' (7.01m x 3.96m)



Spacious and versatile Garden Office/Games Room with full electric supply and plumbed sink with fitted units together with UPVC door and twin UPVC windows. There is also potential for central heating within the Annex.

Garage 23' x 13' (7.01m x 3.96m)

Large detached garage with roller door and window and door to garage.

Tenure

The property is Freehold

Council Tax

Council Tax band D

EPC

EPC Rating E

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 sales 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 - Brick/Tile

Conservation Area - Garden Village

Flood Risk - Low

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

Broadband - Basic 1 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning application relates:

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=9900926PF&activeTab=summary)

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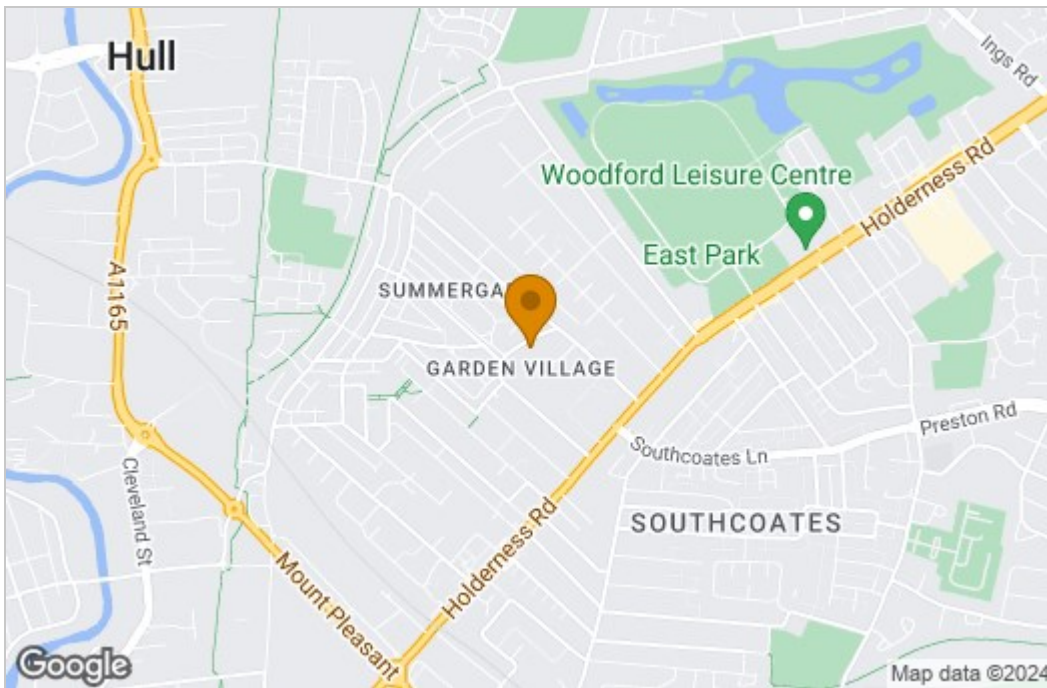
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

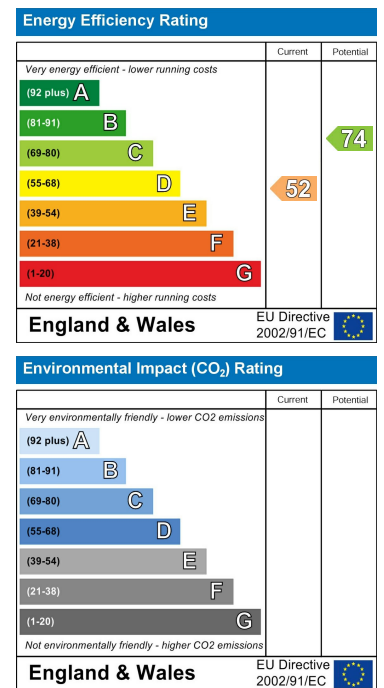
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.