

Whitakers

Estate Agents



5 Gainford Grove, Hull, HU9 4ND

Offers In The Region Of £149,950

IS THIS THE BIGGEST PLOT ON THIS DEVELOPMENT ??? .

THIS SEMI DETACHED HOUSE REPRESENTS A FABULOUS OPPORTUNITY AND TICKS ALL OF THE BOXES FOR THE GROWING FAMILY. THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN THROUGH TO A DINING ROOM, FOUR BEDROOMS OF GOOD PROPORTION AND A FAMILY BATHROOM. SET WITHIN GARDENS OF ENVIABLE PROPORTION AND OFF STREET PARKING AMENITIES, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND APPOINTMENTS TO VIEW ARE WELCOME.

Reception Hall
Giving access to

Lounge 21'9" x 11'3" (6.65 x 3.44)



Window to the front aspect and French Doors give access to the rear garden. Adam style fire surround with marble effect back and hearth and radiator.

Dining Room 8'8"x 8'7" (2.66x 2.62)



Feature window to the front aspect, laminate flooring and a radiator. Opens to:

Kitchen 13'1" x 12'9" max (4.00 x 3.91 max)



Plenty of natural light with two windows to the side aspect and one to the rear. Fitted floor and wall units with contrasting preparation surfaces

having an inset one and a half bowl sink unit and mixer tap. Integrated appliances include an electric oven and four ring cooking hob and there is plumbing for an automatic washing machine..

Bedroom One 13'7" x 10'4" (4.15 x 3.15)



Window to the front aspect and a radiator.

Bedroom Two 11'7" x 8'10" (3.55 x 2.70)



Two windows to the front aspect and a radiator.

Bedroom Three 11'3" x 9'6" (3.45 x 2.90)



Window too the rear aspect and a radiator.

Bedroom Four 10'4" x 6'10" (3.15 x 2.10)



Window to the rear aspect and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin and a low level wc. Partially tiled walls, a chrome heated towel rail and there is a plumbed shower unit over the bath and a shower screen to the bath side.

Gardens



Arguably one of the biggest plots on this development, to the front of the property is a garden which is enclosed by decorative wrought iron fencing and to the rear a very large garden laid to lawn and sizable stepped decking area with a garden shed.

Car Parking

There is a communal driveway at the side of the property which gives access to a block of garages shared throughout the properties belonging to the area and private gates leads to car parking amenities on the plot.

Tenure

This property is freehold

Council Tax

Hull City Council - Band 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.

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 and tile

Conservation Area - not applicable

Flood Risk - Low

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

Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

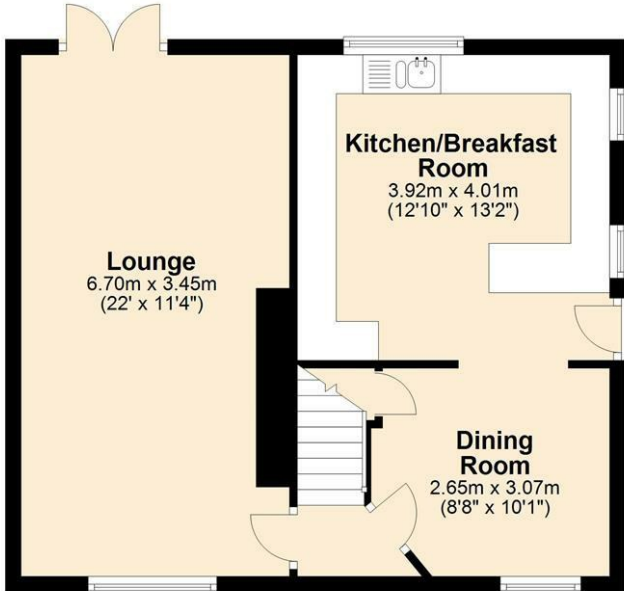
Planning - Not applicable

Whitakers Estate Agent Declaration:

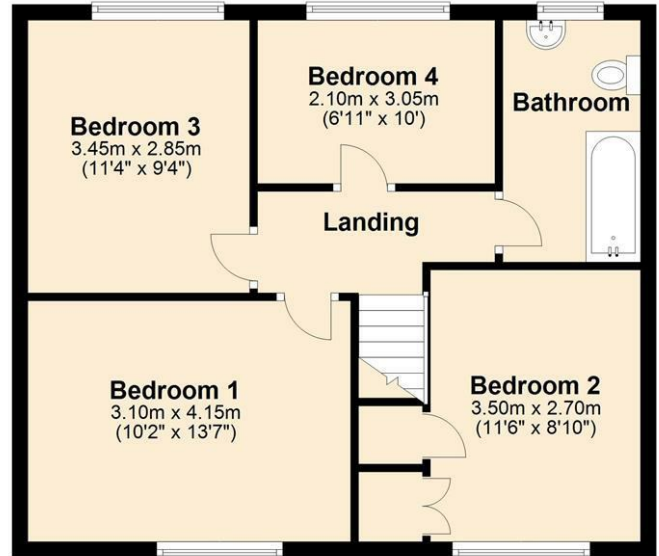
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Floor Plan

Ground Floor

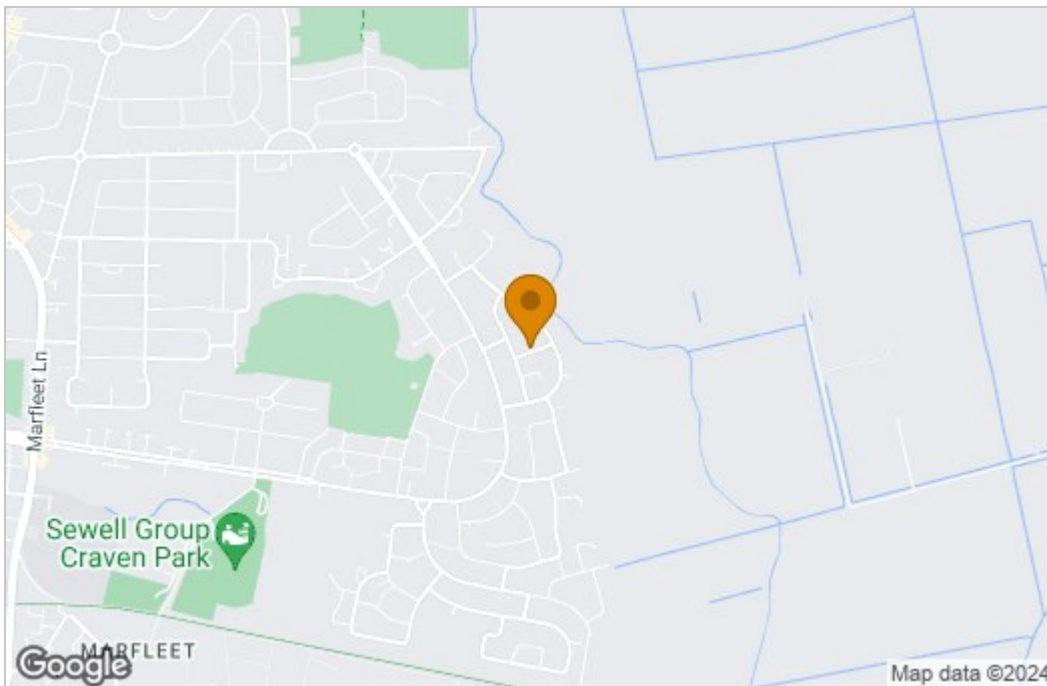


First Floor

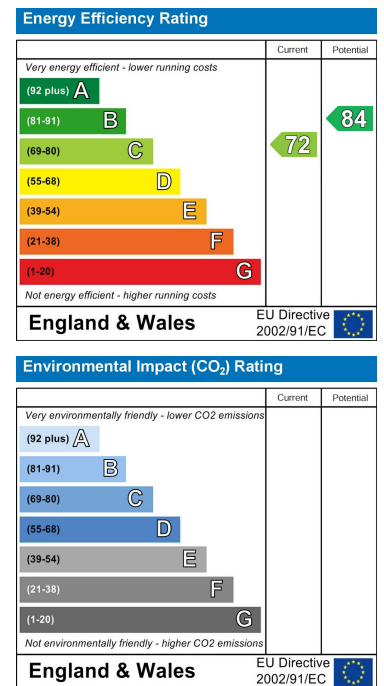


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.