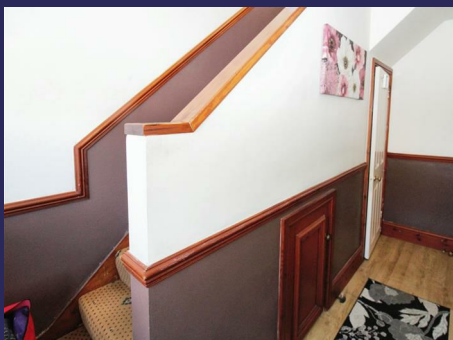


Whitakers

Estate Agents



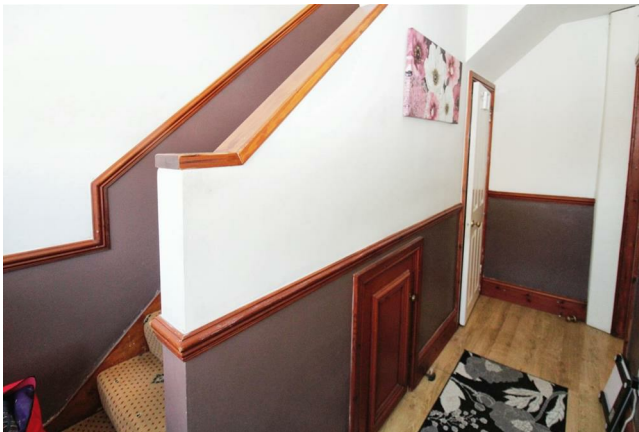
8 Bransdale Grove, Hull, HU9 3UR

£154,950

Situated to the East of the City, enjoying good access to local shops, schools and transport amenities this spacious end terrace property represents a fabulous opportunity for the growing family. Tucked into cul de sac position the accommodation briefly comprises entrance hall, cloak room, lounge with feature log burner through to a dining area, fitted kitchen, conservatory three bedrooms of good proportion, a bathroom with deep corner bath and a fixed staircase off bedroom three to a loft area. Having gas central heating to radiators and double glazing, the property is set within gardens which include a Bar/ Entertainment Area and there is a Pergola currently housing a "Hot Tub". With off street parking amenities available, internal inspection is recommended in order to avoid disappointment.

Storm Porch
Accessible via Patio Doors

Entrance Hall



Laminate flooring, radiator and staircase off.

Lounge



Window to the front aspect, a radiator, laminate flooring and an attractive log burner with tiled back and hearth . Opens to;

Dining Area



Laminate flooring continues, there is a radiator and double doors give access to;

Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with telescopic mixer tap. Tiled floor and partially tiled walls, a tall contemporary style radiator, plumbing for an automatic washing machine and an extractor canopy

Conservatory



Accessible via Patio Doors from the dining area , again with laminate flooring, a radiator and French Doors give access to the rear garden

Bedroom One



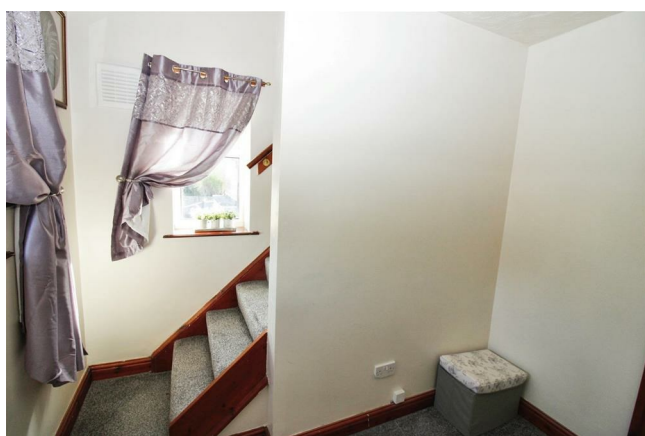
Window to the front aspect, useful built in storage cupboard and a radiator.

Bedroom Two



Window to the rear aspect and a radiator

Bedroom Three



Windows to the front and rear aspects, currently used as a study area as it houses a fixed staircase giving access to;

Bathroom



A white suite to comprise a three seat, deep corner bath, wash hand basin and a low level wc. Laminate flooring and a radiator

Loft Area



With a "Velux" style window, built in wardrobes, loft void storage and there is a radiator.

Cloak Room

Situated in the Loft Area with a low level wc unit and wash hand basin

Gardens



To the front of the property is a and to the rear a garden of good proportion laid mainly to decorative aggregates with a garden shed, pergola currently housing a "Hot Tub" and also enjoying a Bar/ Entertainment Area.

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 under tiled roof
Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 8 Mbps and Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

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.

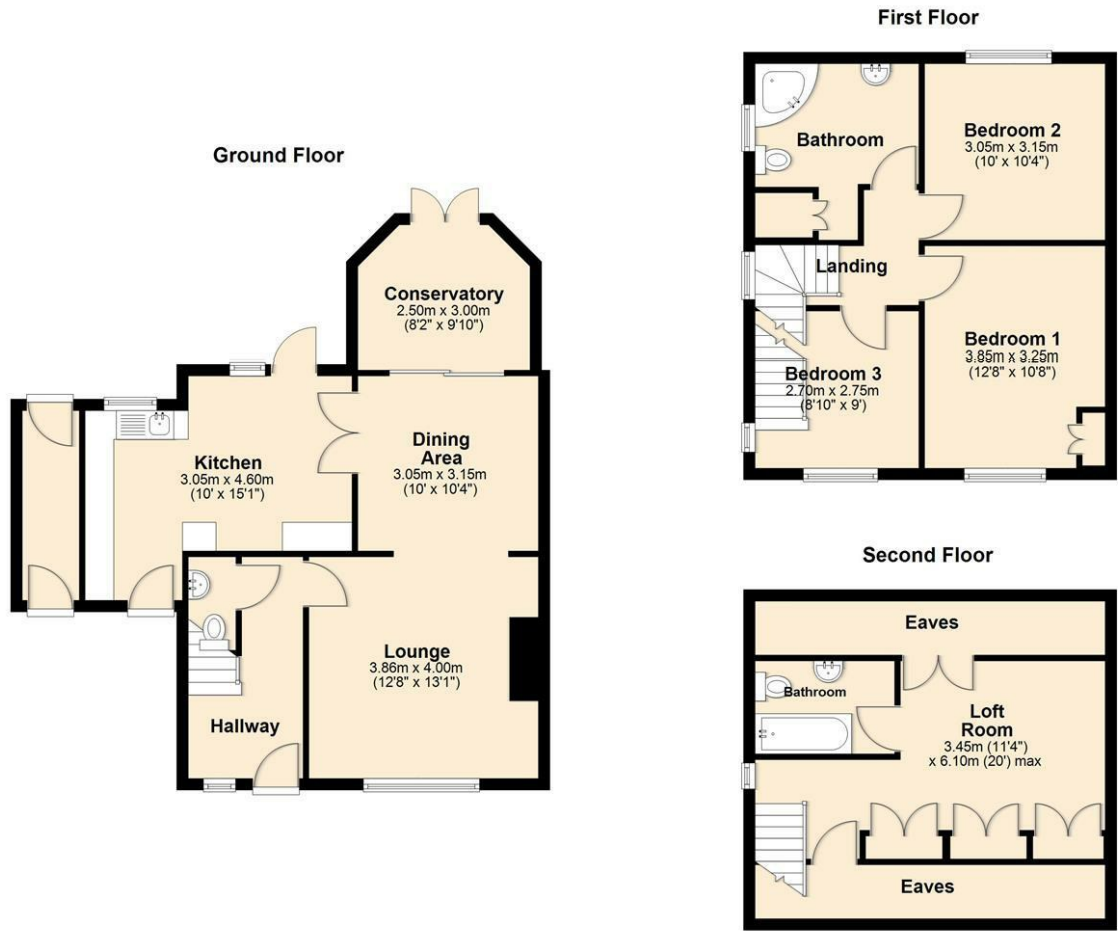
Tenure

This property is Freehold

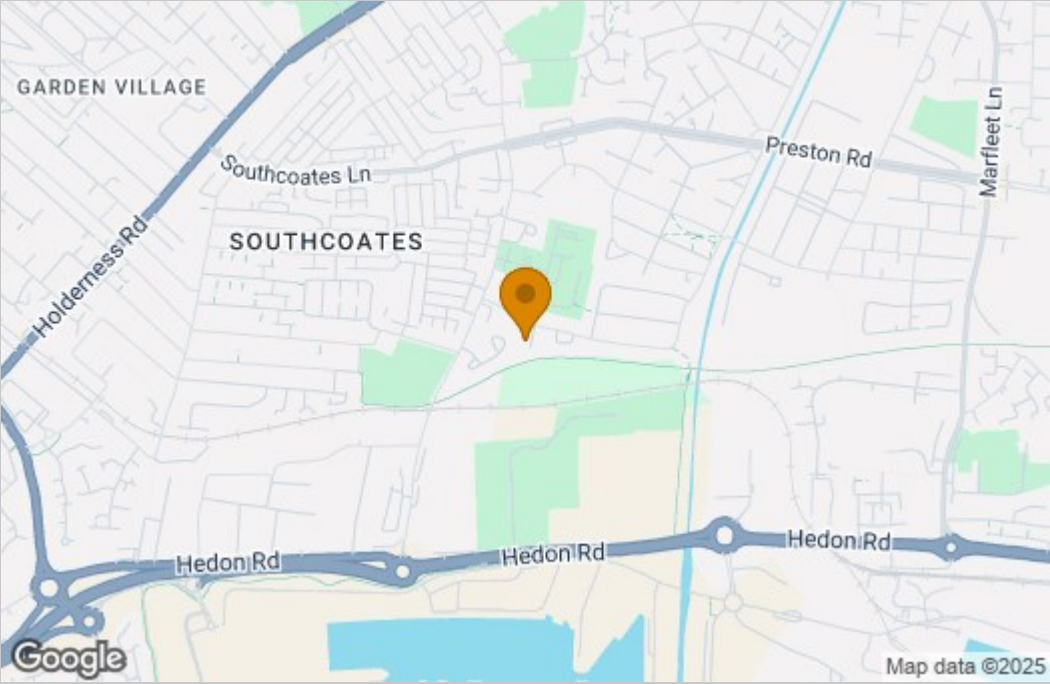
Council Tax

Hull City Council - band A

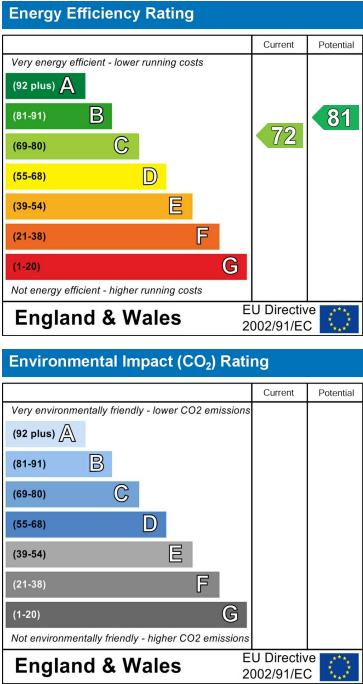
Floor Plan



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