

Whitakers

Estate Agents



38 Brigham Grove, Hull, HU9 5DX

Asking Price £250,000

One of only six properties currently built on this development in a quarried brick style exterior, this impressive detached property is offered to the market with a host of extra improvements including security systems to the original build and internal inspection will not disappoint.

The property briefly comprises spacious reception hall, lounge, fitted dining kitchen, utility and cloak room to the ground floor and first floor bathroom and four bedrooms to the first floor with the master enjoying en suite facilities.

Set within attractive gardens with a brick built garage accessible via a private drive which also can accommodate two further off street parking spaces for two cars, the property has the expected gas central heating to radiators and double glazing and viewings in order to appreciate the quality on offer are encouraged.

Reception Hall 9'10" x 6'6" (3.00 x 2.00)



With staircase off, attractive laminate flooring, a radiator, spotlights to the ceiling and a useful built in storage cupboard

Lounge 20'4" x 10'5" (6.20 x 3.20)



With one window to the side aspect and two sets of French doors giving access to the rear garden, there is plenty of natural light flowing into this room. Attractive laminate flooring, spotlights to the ceiling and two radiators.

Dining Kitchen 20'4" x 11'5" (6.20 x 3.50)



A lovely range of up graded fitted floor and wall units with soft impact closures and contrasting preparation surfaces incorporating an inset one and a half bowl composite sink unit with mixer tap and there are matching splash backs and a breakfast bar. Spotlights to the ceiling, windows to the side and front aspects, laminate flooring continues and integrated appliances include an electric oven and induction hob, over head extractor canopy, a fridge freezer and a dish washer.

Utility

With a preparation surface and a built in plumbed

automatic washing machine and having access to the driveway.

Cloak Room

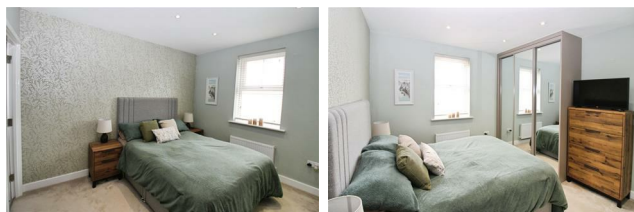


Having a white suite to comprise a dual flush low level wc and a wash hand basin with pedestal. Spotlights to the ceiling, an extractor fan and a chrome heated towel rail.

First Floor Landing

with spotlights to the ceiling, a built in cupboard and a radiator.

Master Bedroom



Window to the front aspect, mirror fronted sliding doors to fitted wardrobes, spotlights to the ceiling and a radiator, Gives access to:

En suite 6'0" x 6'4" (1.85 x 1.95)



A plumbed shower unit within an independent enclosure, was hand basin with a pedestal and monobloc tap and a dual flush low level wc. Tiled walls and floor, spotlights to the ceiling an extractor fan and a chrome heated towel rail

Bedroom Two



Window to the rear aspect, spotlights to the ceiling and a radiator.

Bedroom Three



Windows to two aspect, spotlights to the ceiling and a radiator.

Bedroom Four



Windows to two aspect, a radiator, spotlights to the ceiling and there are mirror fronted fitted wardrobes.

Bathroom



A white suite to comprise panelled bath with a plumbed shower unit over and a shower screen

to the bath side, wash hand basin with a pedestal and a dual flush low level wc. Spotlights to the ceiling, extractor fan and a tall chrome heated towel rail and

Gardens



The property is set within private pleasant and attractive gardens and boasts an extended paved patio area and also a seating area with pergola having a "louvre" style roof.

Council Tax

Hull City Council - band D

Tenure

This property is Freehold

Garage and Off Street Parking

There is a brick built garage adjacent to the property which is of excellent proportion having an apex roof allowing plenty of storage space, power supply and has an up and over vehicular door. It is accessed by a private driveway which also provides off street parking amenities for two cars.

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 - Ultrafast 1000 Mbps

Coastal Erosion - No

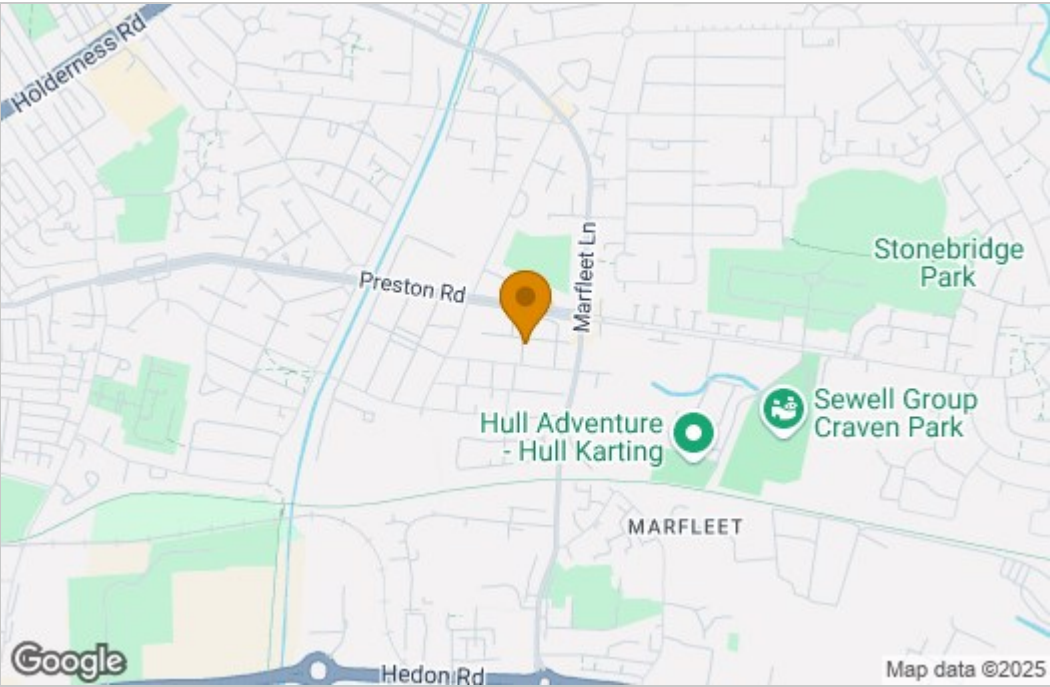
Coalfield or Mining Area -No

Planning - On going development

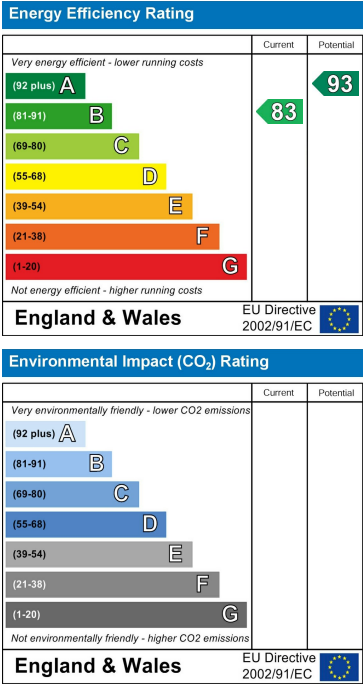
Floor Plan



Area Map



Energy Efficiency Graph



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