

Whitakers

Estate Agents



17 Grange Road, Hull, HU9 4LQ

£125,000

Whitakers are delighted to bring this charming 2 bedroom end terrace home with amazing gardens to the market!

Standing on an enviable plot and boasting stunning front, side and rear gardens together with a private driveway, the property would be ideal for first time buyers, down-sizers and investors alike!

Well located for local shops, schools and amenities and enjoying excellent transport links around the City, the property is presented in "move-in" condition!

Briefly comprising; spacious lounge, kitchen/diner and rear conservatory to the ground floor, there are two generously sized bedrooms and a bathroom to the first floor. Also featuring the aforementioned mature gardens and private driveway together with gas central heating and uPVC glazing throughout, early viewing is highly recommended!

The Accommodation Comprises

Lounge 16'2 x 11'8 (4.93m x 3.56m)



uPVC side entrance door into spacious lounge with uPVC window to front aspect, laminate flooring, central heating radiator, half height wall panelling and stairs leading to first floor.

Kitchen/Diner 8'1 x 11'8 (2.46m x 3.56m)



With a range of shaker style fitted wall and base units, contrasting work surfaces and tiled splash backs. Free standing gas cooker with extractor over, stainless steel sink/drainage and plumbing for automatic washing machine. Tiled flooring, central heating radiator, uPVC window and door into.....

Conservatory 8'6 x 10'1 (2.59m x 3.07m)



With tiled flooring and uPVC door into garden.

First Floor Landing



Stairs from the lounge lead to the first floor landing with carpeted flooring, central heating radiator and loft access hatch.

Bedroom One 10' x 11'8 max (3.05m x 3.56m max)



With uPVC window to front aspect, carpeted flooring, central heating radiator and built in storage cupboard.

Bedroom Two 7'3 x 11'8 (2.21m x 3.56m)



With uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bathroom 6'9 x 5'6 (2.06m x 1.68m)



Panel bath with electric shower over, low flush wc and vanity hand wash basin. Tiled flooring, part tiled walls, central heating radiator, extractor fan and uPVC window to side aspect.

Outside



The property occupies a spacious corner plot and is fronted by a mature garden featuring an array of plants shrubs and bushes with wrought iron fencing to perimeters and wrought iron

double gates to the side driveway which provides off road parking for two vehicles. Side gate leads to the amazing and secluded rear garden which is an oasis of mature plants, trees and shrubs, artificial lawn, paved seating areas, pergola and summer house whilst perimeter fencing and foliage give an excellent level of privacy....perfect for relaxation or entertaining!

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC rating D

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 - No

Flood Risk - Very Low

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

Broadband - Basic 1 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None specific to the property

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.

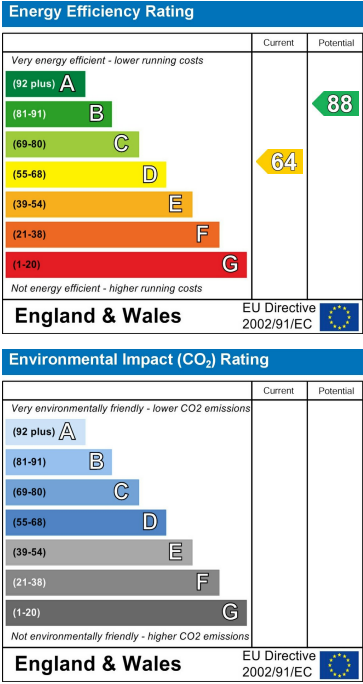
Floor Plan



Area Map



Energy Efficiency Graph



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