



52 Grundale, Kirk Ella, Hull, East Yorkshire, HU10 7LD

£365,000

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SUITABLE FOR APPLICANTS LOOKING FOR A 5 BEDROOM HOME LOCATED ON A GENEROUS PLOT IN A POPULAR FAMILY SETTING.

Offering ready to move in living space with an extended and improved format of living space over two floor levels including 3 reception rooms.

The versatile living space comprises; Reception Hallway, Cloak W.C. Bright reception Lounge, dedicated Dining Room, Conservatory Extension, Large Kitchen and Utility Room.

To the first floor level 5 bedrooms are accessed from a central landing with a remodelled House Bathroom.

A generous driveway to the frontage and dedicated integral garaging.

Well screened gardens of a good size offer good levels of privacy with viewing advised and no onward chain.



GROUND FLOOR

RECEPTION HALLWAY

14'11" x 9'6" (4.55m x 2.91m)

Accessed via uPVC double glazed entrance door opening into large reception hallway, with staircase to first floor level with balustrade and spindles, deep understairs storage cupboard, laminate to floor coverings. Access is provided to ground floor reception rooms including internal glazed window with fitted shelving and access to...

GROUND FLOOR SHOWER ROOM

With low flush w.c, wall mounted basin and corner shower cubicle with wall mounted head and console, with tiling to splashbacks and floor coverings.

RECEPTION LOUNGE

16'3" x 12'0" (4.96m x 3.66m)

Bright and spacious reception room with front facing uPVC double glazed bow window, boasting excellent proportions throughout and suitably sized to accommodate large furniture suite, with wall mounted light points and a central focal point provided via a traditionally styled decorative fireplace with marble hearth and surround.

DINING ROOM

13'8" x 9'8" (4.19m x 2.95m)

Providing access from the reception hallway, with double doors leading to the lounge and further access to the kitchen and internal double glazed French doors to the conservatory also. A versatile room used by the current vendors as a formal dining space but has the potential to be used as a sitting room also. Leads through to...

CONSERVATORY EXTENSION

12'1" x 10'4" (3.70m x 3.16m)

Providing full outlook over garden via uPVC double glazed windows with access door leading to external sun terrace, laminate to floor coverings with Victorian style pitched roof ceiling.

KITCHEN

16'4" x 11'9" (4.99m x 3.60m)

Traditionally styled with a range of Shaker style wall and base units with contrasting marble effect work surfaces over, tiling to full floor coverings, a range of fitted appliances include low level oven with ceramic hob and extractor canopy over, inset one and a half bowl sink and drainer with further space provided for additional white goods including plumbing for washing machine and dishwasher. With outlook over the garden via uPVC double glazed window and tiling to splashbacks.

UTILITY ROOM

With uPVC double glazed access door leading to the rear garden and integral door to the garage. Fitted with low level wall and base units, inset sink and space for washing machine.

GARAGE

24'11" x 8'1" (7.61m x 2.48m)

With up&over access door with full power and lighting, a generously sized garage in its entirety.

FIRST FLOOR

LANDING

Gives access to five bedrooms and house bathroom.

BEDROOM ONE

14'8" x 9'7" (4.48m x 2.93m)

Boasting double bedroom proportions with uPVC double glazed window to frontage, fitted with wardrobes, locker storage and cupboards with drawers and vanity dresser also.

BEDROOM TWO

12'9" x 8'11" (3.91m x 2.74m)

Again boasting double bedroom proportions with fitted wardrobes and locker storage, with window to front elevation.

BEDROOM THREE

12'11" x 8'2" (3.96m x 2.50m)

With window to the immediate front outlook and of double bedroom proportions.

BEDROOM FOUR

9'8" x 7'6" (2.97m x 2.29m)

Of a good size for a fourth bedroom with window to the elevated rear outlook.

BEDROOM FIVE

8'3" x 6'9" (2.54m x 2.06m)

Has potential to be used as a single bedroom or dedicated Study.

HOUSE BATHROOM

Neutrally appointed throughout, having recently been remodelled to incorporate a P-shaped panelled bath with shower screen and wall mounted showerhead, with chrome fitted tap points. To the alternate room length, low flush w.c, inset basin to vanity unit, tiling to full splashbacks with mosaic border detailing and tiling to floor coverings, with uPVC privacy window to the rear.

OUTSIDE

Grundale itself remains conveniently positioned within the delightful West Hull setting of Kirk Ella.

Dedicated vehicular parking is provided to the generous brick sett driveway with pathways leading around both sides of the property and in turn to the garage. The rear garden provides patio extending from the immediate building footprint, with an expansive laid to lawn grass section with herbaceous planting and shrubbery borders to the perimeter boundaries offering complete privacy and seclusion that really needs to be seen to be appreciated, with pathway meandering down to the rear boundary. External tap and light points.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

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The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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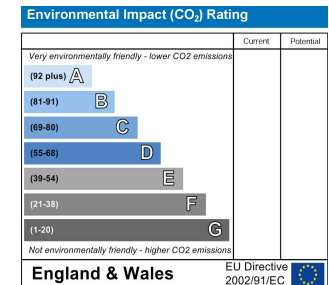
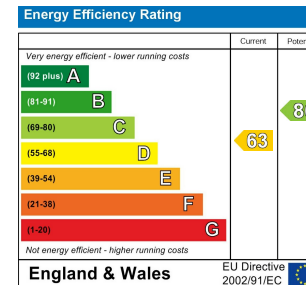
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Total area: approx. 162.6 sq. metres (1750.2 sq. feet)



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