

staniford
grays



4 Maple Grove, Hull, HU8 8PL

£234,950





4 Maple Grove

Hull, HU8 8PL

- CHARACTER FAMILY PROPERTY
- GARDEN VILLAGE SETTING
- GENEROUS PLOT SIZE
- DRIVEWAY AND GARAGE
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- WEALTH OF POTENTIAL
- VIEWING ADVISED
- FULL COSMETIC UPGRADE REQUIRED
- NO ONWARD CHAIN

UNIQUE REFURBISHMENT OPPORTUNITY IN POPULAR GARDEN VILLAGE SETTING.

Offering a wealth of traditional, external appeal and generous rooms sizes internally with the potential for an applicant to create a genuine family home of character and distinction.

In need of some cosmetic upgrading and modernisation, The deceptively spacious living accommodation comprises to the ground floor; Reception Entrance Hallway, Bay fronted Lounge, Dining Room, Sitting Room, Kitchen and pantry. To the first floor level a central landing gives access to Three Bedrooms of an excellent size with House Bathroom.

Ample parking provision is provided via an entrance drive with access to a Single Garage and gated access to a generous facing rear garden offering good levels of seclusion and privacy throughout.

Given the appeal of home on offer comes highly advised for internal inspection.



£234,950



ENTRANCE VESTIBULE 5'10" x 4'11" (1.80 x 1.51)
Accessed via double entrance doors with tiled floor covering leading through to...

ENTRANCE HALLWAY 14'11" x 11'8" (4.57 x 3.57)
A welcoming entrance to this traditional styled home and serving as a generous reception hallway with return balustraded staircase leading to first floor level. With decorative glazed insert to doorway and access provided through to ground floor reception rooms. Understairs storage cupboard.

RECEPTION LOUNGE 12'0" x 12'3" (3.67 x 3.75)
With full height walk in bay window to front outlook. Suitably sized to accommodate furniture suite with a central focal point provided via a decorative fire insert with back boiler.

DINING ROOM 12'0" x 15'1" (3.68 x 4.62)
With window to rear garden outlook, and has potential to be used as a second reception space.

SITTING ROOM 11'8" x 12'2" (3.58 x 3.71)
A versatile reception room used as an informal dining area/ sitting room. With cupboards, shelving and drawer storage to wall length, housing water cylinder. With gas fire insert and window to side.

KITCHEN 10'7" x 6'5" (3.23 x 1.97)
With window to side and rear door access. Tiling to floorcoverings, pantry cupboard of a good size. With a range of base units with space for freestanding white goods.

LANDING 10'9" x 2'10" (3.29 x 0.87)
With loft access point, access provided to three bedrooms and window over staircase.

BEDROOM ONE 11'7" x 10'6" (3.55 x 3.22)
With window to rear garden outlook and of double bedroom proportions.

BEDROOM TWO 11'7" x 11'8" (3.54 x 3.56)
With window to side outlook and of double bedroom proportions.

BEDROOM THREE 12'2" x 10'11" (3.71 x 3.33)
With window to immediate front elevation and of double bedroom proportions.



HOUSE BATHROOM

6'6" x 8'3" (2.00 x 2.53)

With three piece suite comprising of panel bath, pedestal wash hand basin and low flush WC. With privacy window to front outlook.

EXTERNAL

Maple Grove itself remains conveniently positioned in close proximity to all the amenities of Holderness Road and being populated in the picturesque and pleasant street scene of Garden Village.

The property itself boasts a wealth of character external appeal with rendered façade and hedge to the front boundary perimeter. A wrought iron pedestrian access gate provides pathway to the property with double entrance gates leading to a side driveway. Provides ample parking provision for vehicles, in turn leading to a detached garage. Gated access opens to an expansive rear facing garden with laid to lawn grass and concrete patio extending from the immediate building footprint. Garden store also and established planting and shrubbery to the boundary perimeters.

GARAGE

With up and over access door and personnel door to side and windows.

AGENTS NOTE

The property boasts a wealth of modernisation potential, being mostly and likely cosmetic internal improvements, with viewing available through the sole selling agent Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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.

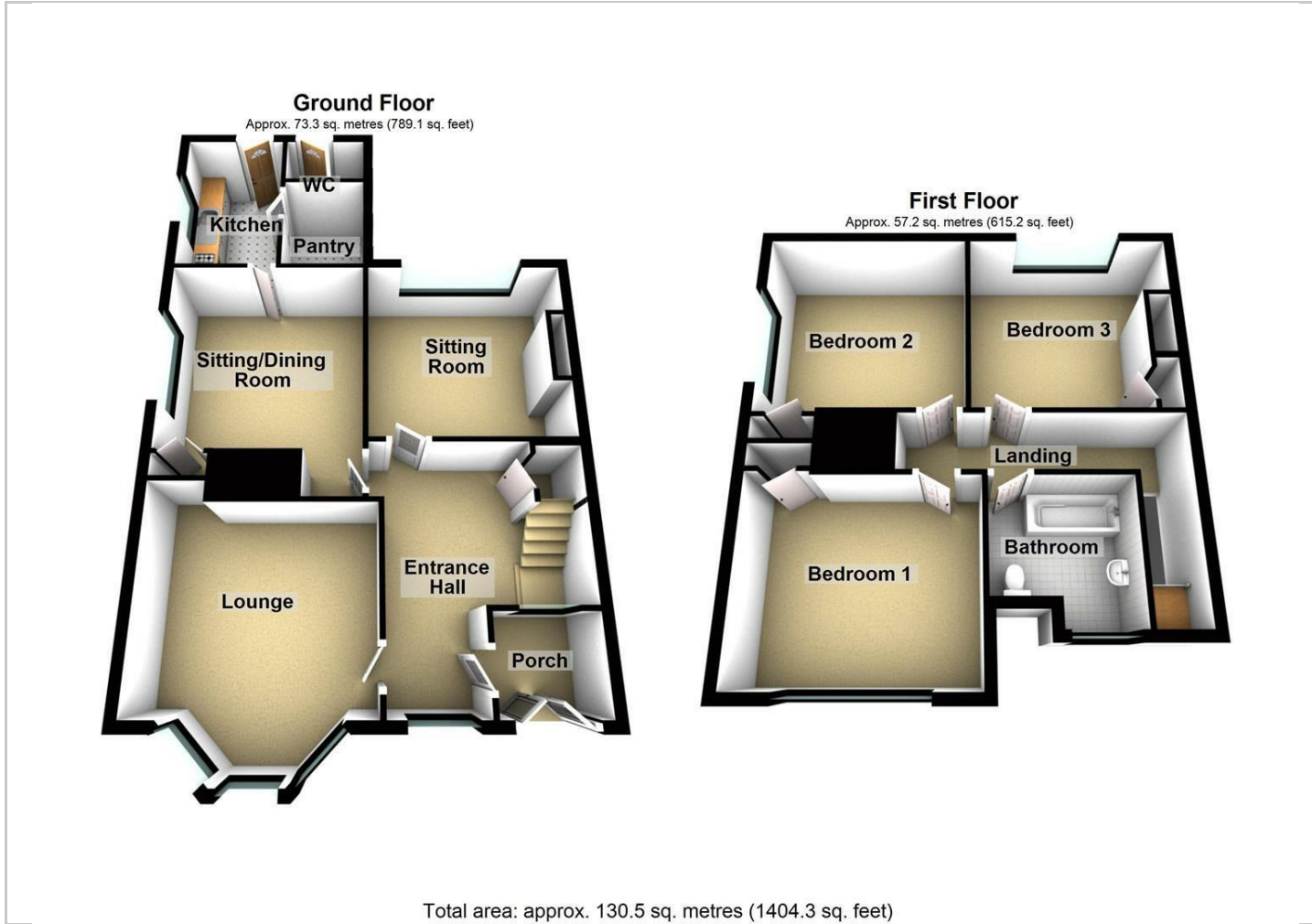
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.



Floor Plans



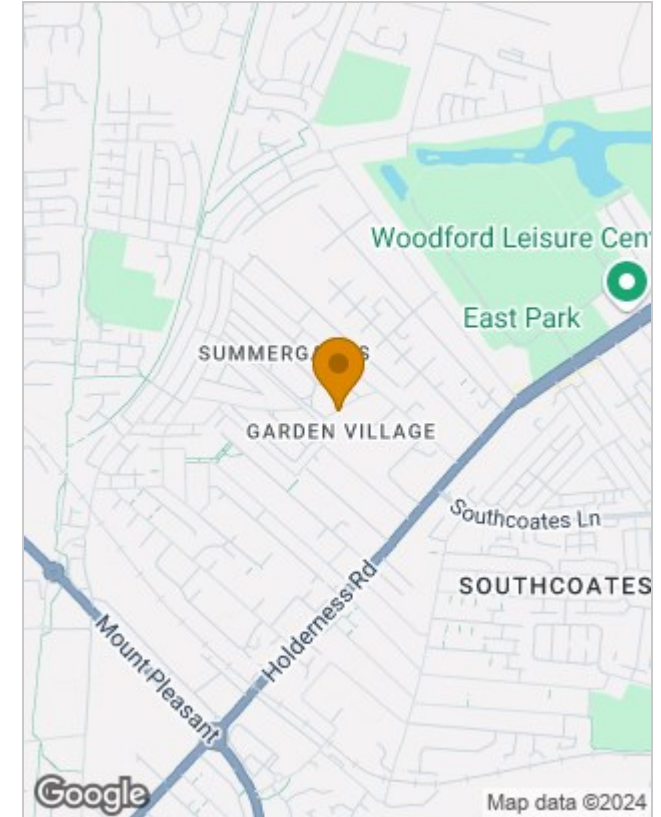
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	