

**staniford**  
grays



65 Hayton Grove, Hull, HU4 6JX

£134,950









# 65 Hayton Grove

Hull, HU4 6JX

- IDEAL INVESTMENT HOME
- DEDICATED DRIVEWAY PARKING
- 2 DOUBLE BEDROOMS
- ESTATE POSITION
- NO ONWARD CHAIN
- OPEN PLAN LIVING
- POPULAR WEST HULL SETTING
- PRIVATE REAR GARDENS

MODERN INVESTMENT HOME WITH EXCELLENT TENANT IN SITU.

Deceptively spacious with viewing advised given the extended format of accommodation.

Offering ready to move in living space and a modern arrangement of living space this semi-detached home comes suitable for a spectrum of applicant profiles.

The upgraded accommodation comprises; Entrance Vestibule, open plan Lounge/Dining Area, Breakfast Kitchen, inner hallway and Cloakroom W.C.

To the first floor level a central landing gives access to two generously sized bedrooms with House Bathroom.

Externally ample parking is provided to the side driveway.

Private rear gardens and a decked patio area offer good levels of screening and provision to the rear.

OFFERED TO THE MARKET AS AN INVESTMENT OPPORTUNITY.



£134,950



## GROUND FLOOR

### ENTRANCE

A dedicated entrance hallway, opening through to...

### RECEPTION LOUNGE

15'0" x 10'4" (4.59 x 3.15)

With window to front elevation, a versatile open-plan reception space suitably sized to accommodate lounge furniture and used currently as an informal dining space also, staircase approach to first floor level, good levels of natural daylight. Access through to inner hallway and...

### CLOAKROOM / W.C

With wall mounted basin, low flush w.c, tiling to splashbacks, privacy window to side.

### BREAKFAST KITCHEN

10'0" x 10'0" (3.06 x 3.06)

Neutrally appointed throughout with window vista over private garden, fitted with a range of wall and base units incorporating inset sink and drainer, wall mounted combination boiler, mid-level oven with gas hob over, extractor canopy, space for a number of low level white goods, including space and provision for washing machine and fridge freezer. Access door also leads to rear garden.

## FIRST FLOOR

### LANDING

Leads to two double bedrooms and house bathroom.

### BEDROOM ONE

11'8" x 10'2" (3.58 x 3.11)

With window to the front outlook and fitted with wardrobes to one wall length and additional cupboard space also.

### BEDROOM TWO

10'2" x 8'2" (3.12 x 2.50)

With window to rear elevation and laminate to floor coverings, fitted wardrobes and overhead locker storage.

### HOUSE BATHROOM

7'3" x 4'11" (2.23 x 1.52)

Appointed with three piece sanitaryware with privacy window to side elevation, low flush w.c, panel bath with electric shower, shower screen and wall mounted console, pedestal wash hand basin and mosaic tiled borders.





#### **OUTSIDE**

Hayton Grove remains conveniently positioned in a popular West Hull setting, offering a modern street scene of similarly styled housing. The subject dwelling is semi detached with double driveway suitable for parking to the side of the property. The rear gardens remain private and enclosed throughout with laid to lawn grass and raised decked terrace to the rear boundary, offering good levels of privacy and seclusion throughout with a bright and sunny orientation.

#### **AGENTS NOTE**

The subject dwelling remains an ideal investment opportunity with an excellent tenant currently in situ, with full tenancy details available through the sole selling agent Staniford Grays.

#### **FIXTURES AND FITTINGS**

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

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull council tax band to be 'A'.

#### **TENURE**

We understand the Tenure of the property to be Freehold.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

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

#### **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.**

#### **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.



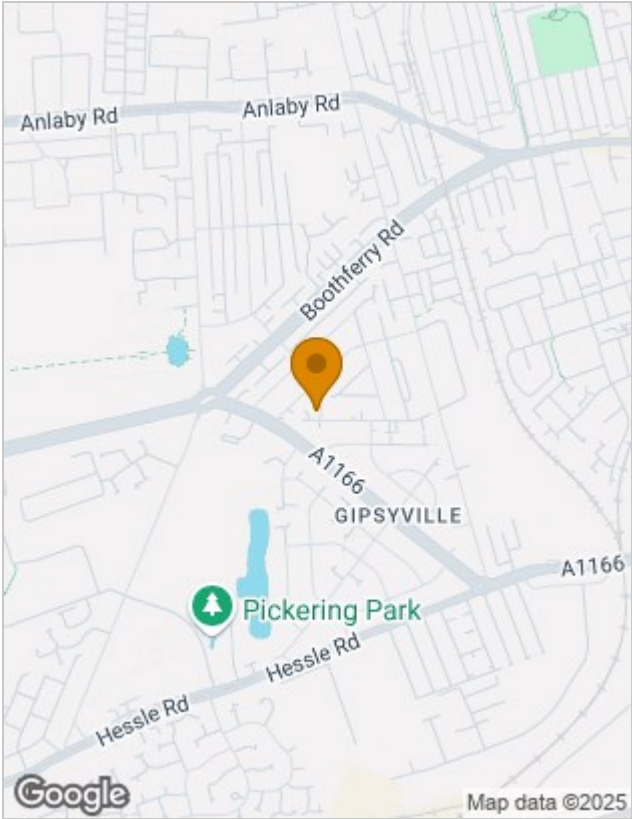




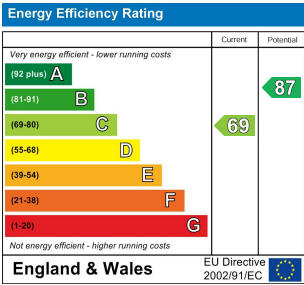
Floor Plans



Location Map



Energy Performance Graph



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.