

staniford
grays



2A Bessingby Grove, Hull, HU9 5UG

£149,950





2A Bessingby Grove

Hull, HU9 5UG

- INDIVIDUALLY DESIGNED DETACHED HOME
- PRIVATE PLOT
- 2 DOUBLE BEDROOMS
- SECLUDED POSITION
- MODERN PRESENTATION
- CUL-DE-SAC SETTING
- VERSATILE LAYOUT
- NO ONWARD CHAIN

INDIVIDUALLY DESIGNED DETACHED HOME IN PEACEFUL CUL-DE-SAC SETTING.

This contemporary styled home comes ready for immediate living with a versatile layout internally.

Attention to detail really is evident throughout with viewing coming highly recommended for applicants looking for 2 large double bedrooms.

The smartly appointed accommodation comprises; Entrance Hallway, Dayroom/Lounge, Breakfast Kitchen and Ground Floor Bathroom.

To the first floor a gallery landing leads to 2 Double Bedrooms with open allotment views to the rear.

Externally parking provision is provided with private and well screened gardens making this a genuine lifestyle property given the modern styling and presentation.

Internal viewing is highly recommended to appreciate the size and quality of property on offer.



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GROUND FLOOR

ENTRANCE HALLWAY

15'1" x 5'8" (4.61 x 1.75)

Generous reception hallway area with laminate to floorcoverings, return staircase to first floor level, understairs storage cupboard, accessed via uPVC double glazed entrance door with glazed detailing. Leads to ground floor reception spaces, kitchen and bathroom.

KITCHEN

11'5" x 9'2" (3.50 x 2.81)

Benefitting from modern styling throughout with a range of fitted wall and base units in anthracite grey finish, with contrasting work surface over, four ring hob with extractor canopy over, low level oven, inset sink and drainer with mixer tap, space for a number of freestanding white goods including plumbing for washing machine/dishwasher and space for tumble dryer.

To the alternate room length space exists for large fridge freezer, laminate to floorcoverings, with a pleasant outlook to the frontage.

RECEPTION LOUNGE

13'5" x 16'0" (4.09 x 4.88)

Of a generous size and enjoying good levels of natural daylight via uPVC double glazed window with French doors leading to external hard landscaped terrace and garden.

GROUND FLOOR BATHROOM

10'9" x 6'2" (3.29 x 1.88)

With uPVC double glazed privacy window to frontage, large format marble style tiling, low flush w.c, pedestal wash hand basin, freestanding bath, self contained shower cubicle with mains-fed showerhead and console, heated towel rail, extractor.

FIRST FLOOR

LANDING

A central landing gives access to two double bedrooms, with balustrade and spindles.

BEDROOM ONE

15'10" x 11'2" (4.83 x 3.41)

With uPVC double glazed windows to the rear elevation, open allotment views, of double bedroom proportions with space for freestanding storage to the alternate room length.

BEDROOM TWO

15'3" x 10'11" (4.67 x 3.33)

With uPVC double glazed window to the front outlook, deep storage cupboard with further storage area also, an excellent size for a second bedroom.



OUTSIDE

Bessingby Grove itself remains conveniently positioned within proximity to the A63/M62 corridor and consequently serves as an ideal opportunity for applicants looking to take advantage of the nearby road network.

The property itself benefits from a discreet and self-contained position, being the sole detached dwelling, with parking provision to the property frontage, hard landscaped pathway to both sides of the property and boarded fencing to the perimeter boundaries. A gated access leads to a patio terrace extending from the immediate building footprint, artificially lawned garden area, again with the benefit of open allotment views to the rear.

AGENTS NOTE

Given the uniqueness of property and individual styling, comes recommended for further inspection via 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 'B'.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

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.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



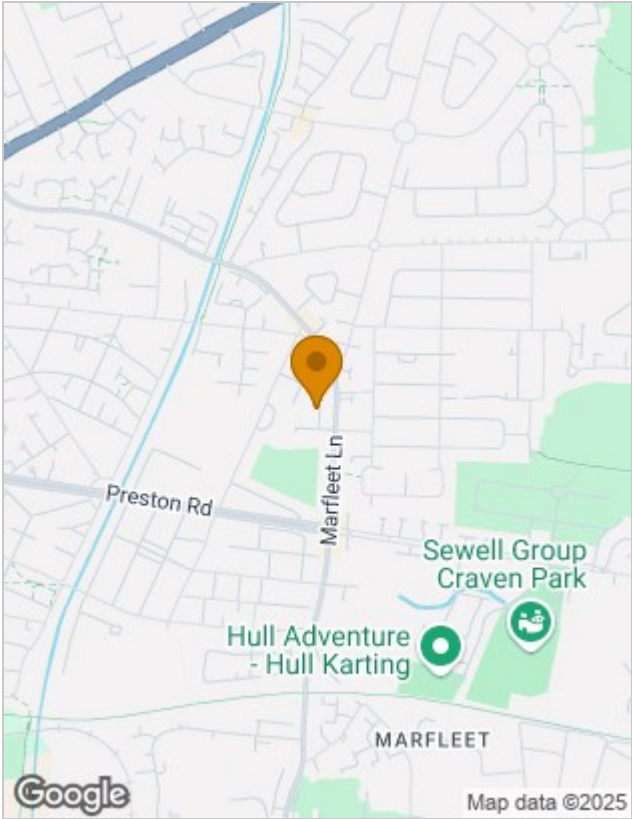
Viewing

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.

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Location Map



Energy Performance Graph

