

Whitakers

Estate Agents



5 Garton Grove, Hull, HU5 5EG

£162,500

Whitakers Estate Agents are pleased to introduce this immaculate and deceptively spacious mid-terrace property which is strategically nestled within a private cul-de-sac to embrace the tranquillity of its off-main road positioning without compromising on close proximity to an abundance of local amenities and transport links.

The accommodation comprises entrance lobby, spacious lounge and fitted open plan kitchen / diner to the ground floor; the first floor boasts a fitted master bedroom incorporating a secluded fixed staircase to the loft space (which could be used as an additional room or for storage), second double bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a lawned garden to the front with a gravelled section to accommodate off-street parking. A gate to the side of the property opens to the enclosed rear garden : mainly laid to lawn with patio seating area and large wooden storage shed.

Taken together, the accommodation on offer is ideal for the growing family seeking a home they can move straight into, and reside within the immediate catchment of the well-regarded Ainthorpe Primary School.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Lobby

UPVC double glazed door and carpeted flooring.
Leading to:

Lounge 15'11" x 11'5" (4.87 x 3.48)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth with decorative wood surround and carpeted flooring.

Kitchen / Diner 7'9" x 14'8" / 8'7" x 13'10" (2.37 x 4.48 / 2.62 x 4.24)



UPVC double glazed doors, two sky lights, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, integrated double oven and hob with extractor hood above.

Cloak Room

Partly tiled with tiled flooring and fitted with a low flush W.C.

First Floor

Landing

With carpeted flooring and leading to:

Bedroom One



Three UPVC double glazed windows, central heating radiator, fitted wardrobes and carpeted flooring. Fixed staircase leading to the loft room.

Bedroom Two



Two UPVC double glazed windows, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, partly tiled with laminate flooring and fitted with a three-piece suite comprising panelled bath with mixer tap / shower, vanity sink with mixer tap and low flush W.C.

Second Floor

Loft Room 10'11" x 18'3" (3.35 x 5.58)



Two sky lights, central heating radiator, storage in the eaves and wooden flooring.

External



Externally there is a lawned garden to the front with a gravelled section to accommodate off-street parking. A gate to the side of the property opens to the enclosed rear garden : mainly laid to lawn with patio seating area and large wooden storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00320017000503

Council Tax band - A

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

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

Broadband - Standard 13 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 sale 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.

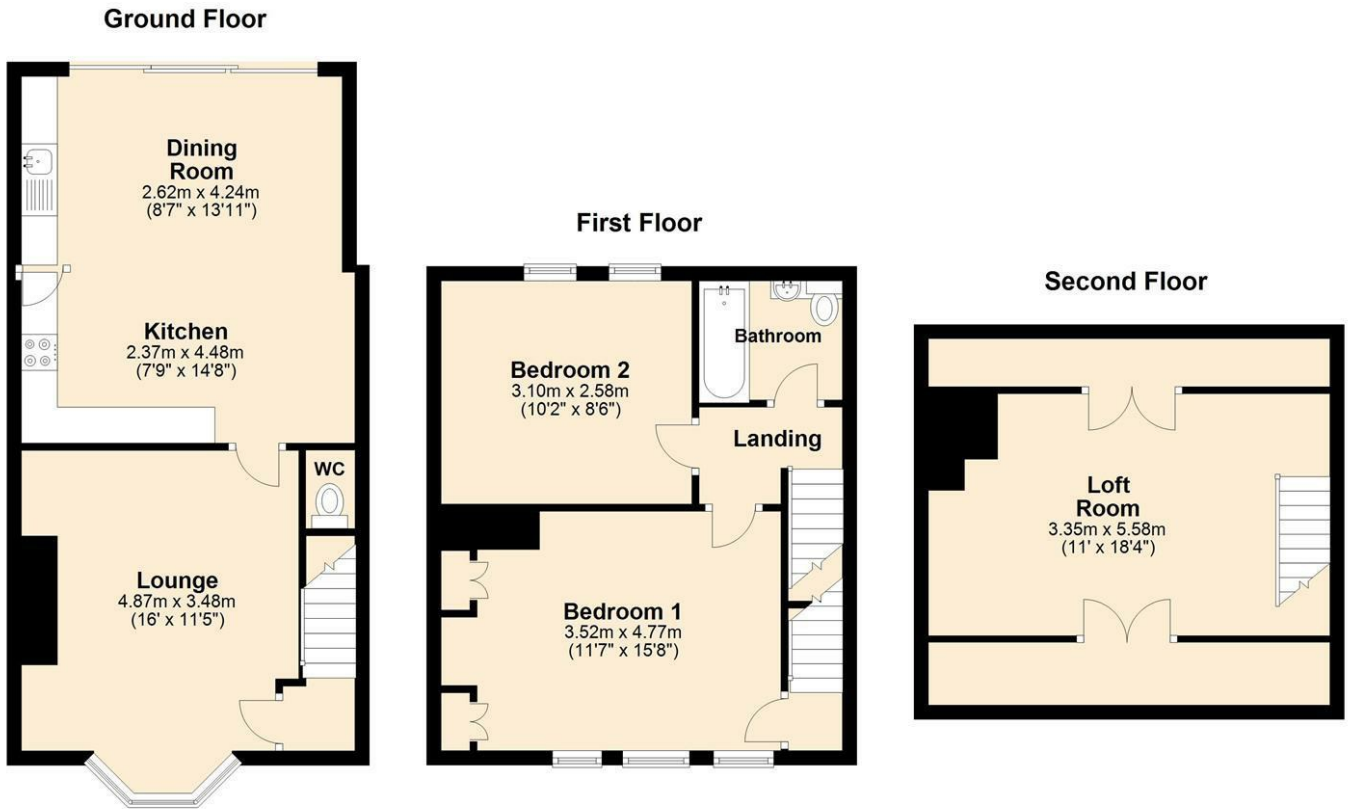
Free Market Appraisals / Valuations

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.

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

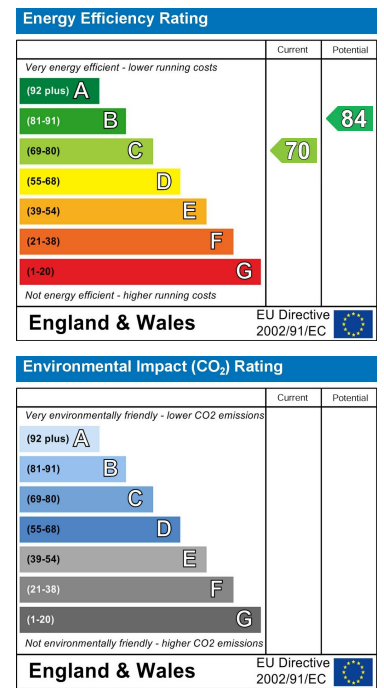


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.