

Whitakers

Estate Agents



79 Ampleforth Grove, Hull, HU5 5EZ

Offers Over £100,000

Introducing this traditional mid-terrace style property which is conveniently established on a residential location that is set back from the well-connected Willerby Road, yet maintains close proximity to an abundance of local amenities and businesses.

Briefly comprising ground level entrance lobby, bay fronted lounge and fitted kitchen. The first floor boasts two good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a gravelled garden which accommodates off-street parking.

A block paved path leads to a gate that opens to the rear garden : mainly laid to lawn with wooden decking seating area and fencing to the surround. The residence also benefits from having a wooden shelter and outside tap and power socket.

Taken together, the accommodation on offer is ideal for a young family, first time buyer or even an investor seeking a property they can implement their own cosmetic enhancements upon.

Early viewing is recommended.

The accommodation comprises

Front external



Externally to the front aspect there is a gravelled garden which accommodates off-street parking.

Ground floor

Entrance lobby

UPVC double glazed entrance door and carpeted flooring. Leading to :

Lounge 16'0" x 11'5" (4.89 x 3.49)



UPVC double glazed bay window, central heating radiator and wooden flooring.

Kitchen 7'8" x 14'9" (2.36 x 4.50)



UPVC double glazed door to the rear garden,

UPVC double glazed window, central heating radiator, under stairs storage cupboard, tile effect laminate flooring and fitted with a range of floor and eye level units, worktop with splash back tiles above, sink with mixer tap, plumbing for an automatic washing machine / dishwasher and integrated oven with hob and hood above.

First floor

Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 12'5" x 11'8" (3.81 x 3.56)



Two UPVC double glazed windows, central heating radiator, over stairs storage cupboard and laminate flooring.

Bedroom two 9'3" x 12'7" (2.82 x 3.84)



Three UPVC double glazed windows, central heating radiator, built in wardrobe and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splash back areas with tile effect laminate flooring and furnished with a three-piece suite comprising P-shaped panelled bath with mixer tap / shower and waterfall shower, vanity sink with mixer tap and low flush W.C.

Rear external



A block paved path leads to a gate that opens to the rear garden : mainly laid to lawn with wooden decking seating area and fencing to the surround. The residence also benefits from having a wooden shelter and outside tap and power socket.

Tenure

The property is held under Freehold tenureship

Council tax band

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

Local authority reference number - 00320003007907

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - 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.

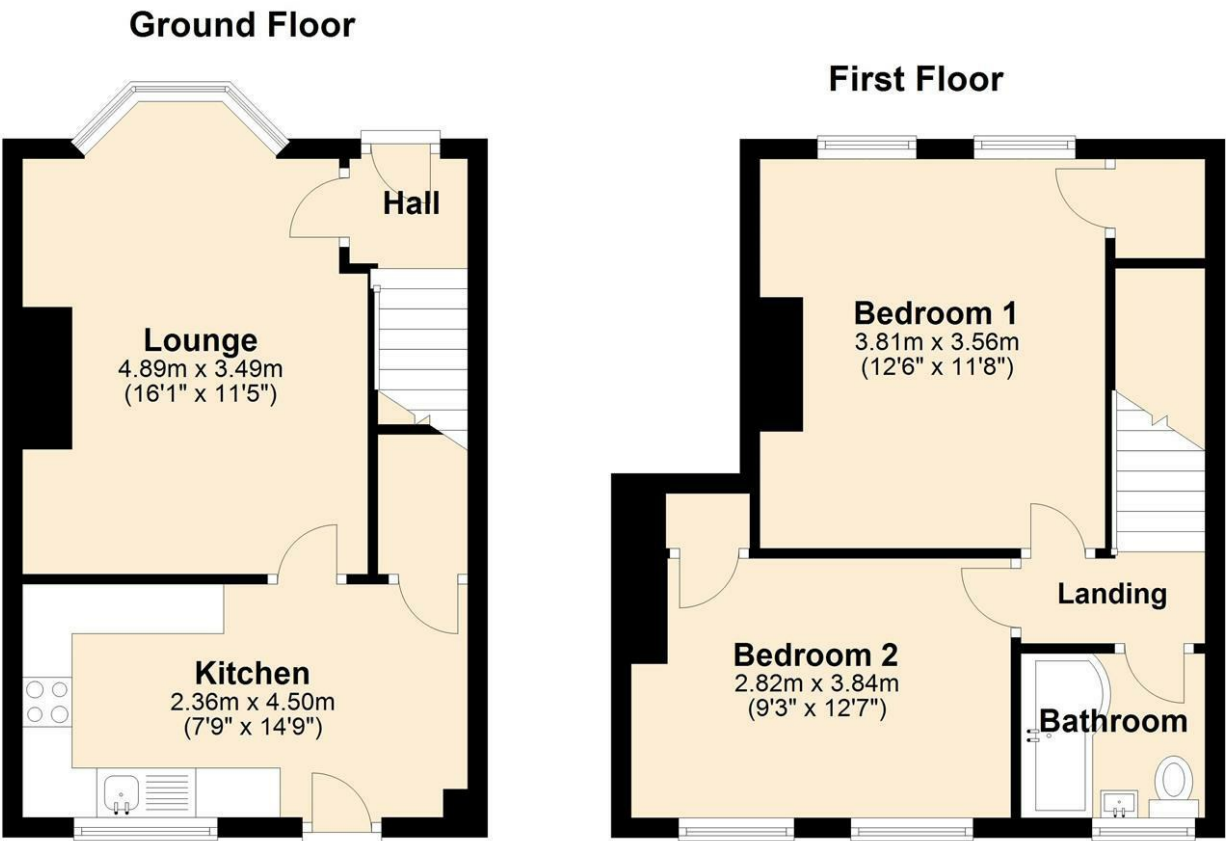
Free Market Appraisals / Valuations

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

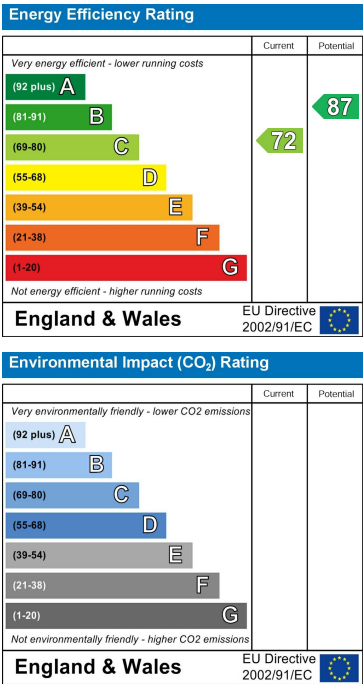


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.