

Whitakers

Estate Agents



14 Grange Crescent, Hull, HU10 7AU

£238,500

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this immaculately presented semi-detached true bungalow which is established within the heart of the Anlaby village.

The internal layout follows a lateral format and briefly comprises : hallway, spacious lounge, fitted kitchen with conservatory off, two double bedrooms and a shower room.

Externally there is a gravelled forecourt, which can accommodate off-street parking, with a paved side drive leading to the detached garage. The enclosed rear garden is laid to lawn with artificial lawn with gravelled borders and complimented with a patio seating area.

Agent's observation

14, Grange Crescent is an immaculately presented true bungalow which has been lovingly cared for and maintained by its previous owner.

The accommodation is centred around the ground level, but is well proportioned throughout making it ideal for those seeking to make the transition from a multi-storey property to a lateral home without heavily compromising on living space available.

A new resident will also embrace close proximity to the Anlaby village with its abundance of local amenities, but will also take advantage of the nearby retail park and leisure facilities including the Haltemprice leisure centre and connecting playing fields.

The accommodation comprises

Front external



Externally there is a gravelled forecourt, which can accommodate off-street parking, with a paved side drive leading to the detached garage.

Hallway

UPVC double glazed entrance door, central heating radiator, access to the loft hatch and carpeted flooring. Leading to :

Lounge 16'5" x 11'6" (5.01 x 3.53)



UPVC double glazed bay window, three central heating radiators, electric fire with marbled inset / hearth and surround, and carpeted flooring.

Kitchen 12'5" x 11'6" (3.80 x 3.53)



Door to the conservatory, UPVC double glazed window, central heating radiator, Lino flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated oven and microwave, and hob with extractor hood above.

Conservatory 10'0" x 7'8" (3.06 x 2.36)

UPVC double glazed throughout with a door opening to the rear garden, and Lino flooring.

Bedroom one 11'10" x 14'2" maximum (3.62 x 4.32 maximum)



Two UPVC double glazed windows, central heating radiator, built-in wardrobe, and carpeted flooring.

Bedroom two 10'11" x 11'8" maximum (3.34 x 3.56 maximum)



Three UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, fully tiled with Lino flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is laid to lawn with faux grass with gravelled borders and complimented with a patio seating area.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL096014000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 7 Mbps / Ultrafast 10000 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.

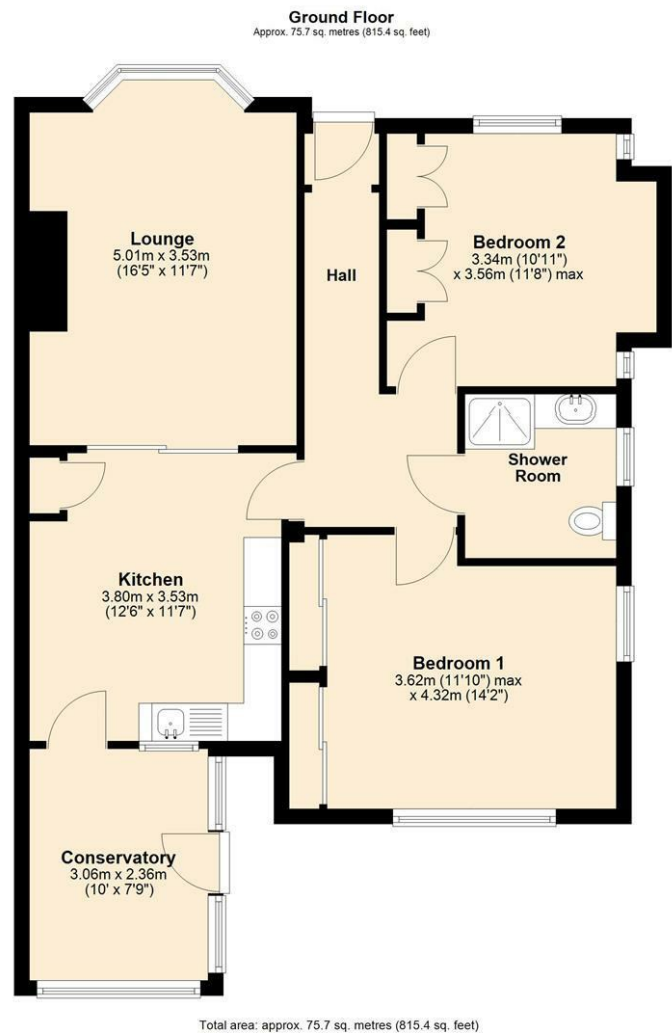
Free Market Appraisals / Valuations

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.

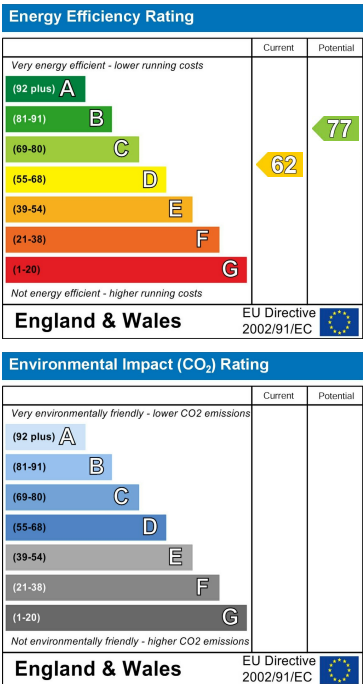
Floor Plan



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.