

Whitakers

Estate Agents



46 Hayton Grove

, Hull, HU4 6JX

£185,000



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The accommodation comprises

Entrance Hall

Leading to;

Lounge

18'1" x 10'11" max (5.52 x 3.34 max)

UPVC double glazed window and two gas central heating radiators.

Breakfast Kitchen

12'9" x 10'10" max (3.90 x 3.31 max)

UPVC double glazed window and French windows leading to the gardens, gas central heating radiator and wall mounted gas central heating boiler. Fitted with a range of base, wall and drawer units with fitted worktops and tabs, enamel single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob,

Inner Hallway

Staircase leading to the first floor landing.

Cloakroom

UPVC double glazed window, gas central heating radiator, low flush WC and wash basin.

First Floor Landing

UPVC double glazed window, gas central heating radiator and an airing cupboard housing the hot water cylinder.

Bedroom One

16'4" x 10'11" max (5.00 x 3.33 max)

UPVC double glazed window and a gas central heating radiator.

En-Suite

UPVC double glazed window, gas central heating radiator and an extractor fan. Partially tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC.

Bedroom Two

13'3" x 9'0" max (4.06 x 2.75 max)

UPVC double glazed window and a gas central heating radiator.

Bedroom Three

11'1" x 7'7" max (3.40 x 2.33 max)

UPVC double glazed window and a gas central heating radiator.

Bathroom

UPVC double glazed window and gas central heating radiator. Partially tiled and fitted with a three piece suite comprising; panelled bath with a mixer a shower, pedestal wash basin and a low flush WC.

Integral Garage

Integral brick garage with an up and over door.

Externally

To the front of the property there is a lawned garden and side driveway. A path leads to the rear garden which is mainly lawned with a patio area and fencing to the surround.

Tenure

The property is freehold.

Council Tax Band

Hull City Council- Council Tax Band C

Tel: 01482 657657

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 17 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional products and services

Whitakers 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.

Disclaimer

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.

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Sales 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.



Road Map



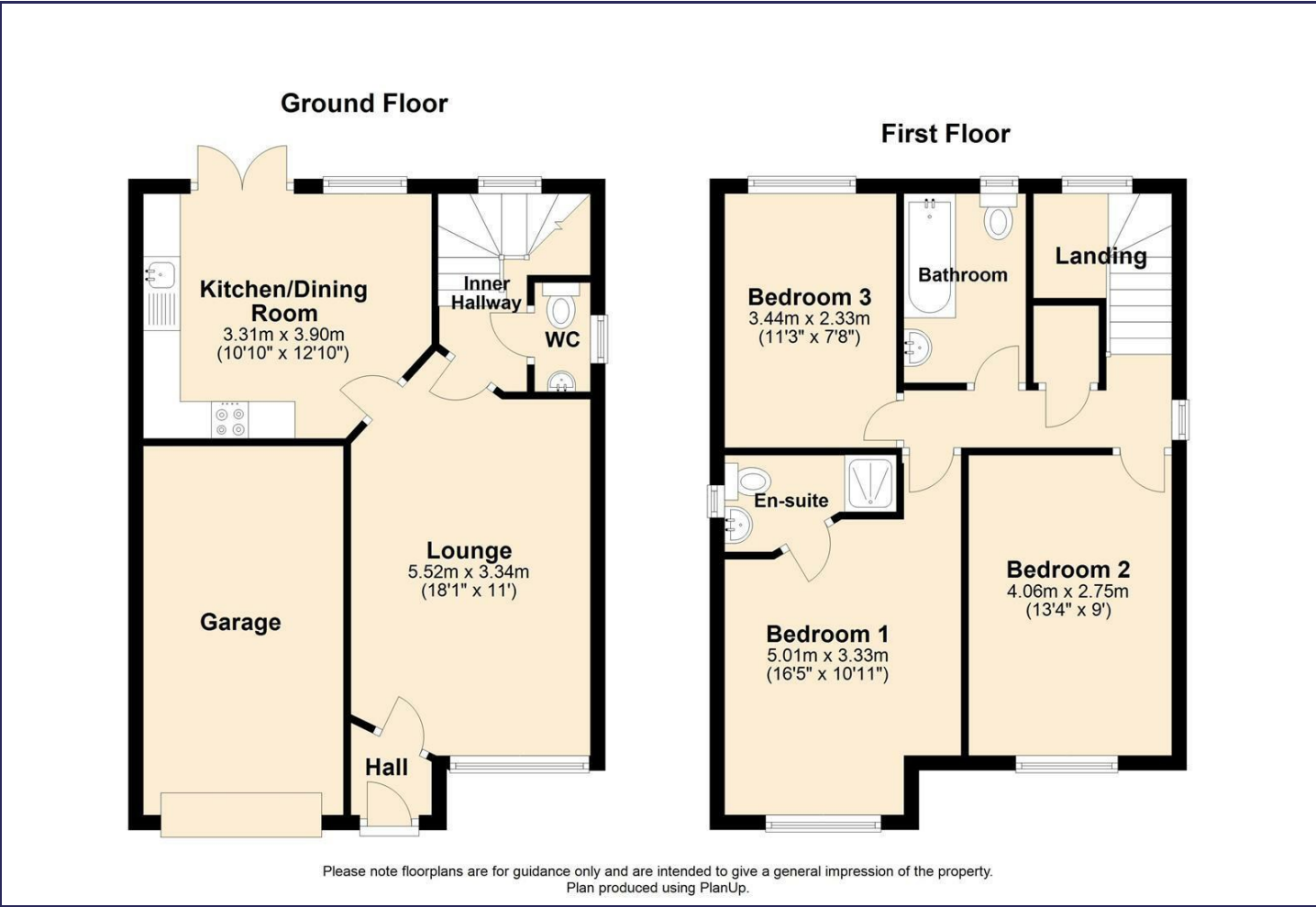
Hybrid Map



Terrain Map



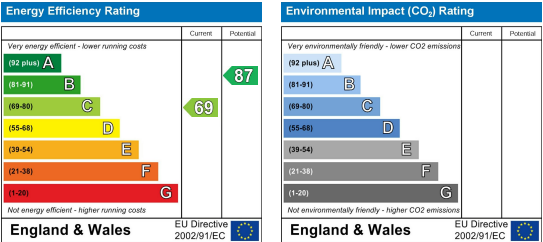
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.