

Whitakers

Estate Agents



61 West Grove, Hull, HU4 6RQ

£195,000

Whitakers Estate Agents are pleased to introduce this neatly presented semi-detached family home which has been extended from its original design, and enjoys open views of the scenic Pickering Park.

The internal layout briefly comprises entrance hall incorporating a cloakroom, spacious lounge, and fitted kitchen with conservatory off; the first floor boasts a fitted master bedroom, two good bedrooms, and a bathroom.

Externally there is a forecourt, and path leading to the front door.

The rear garden is low maintenance in design being block paved with fencing to the surround which can open up to accommodate off-street parking in addition to the private drive and extended garage.

The accommodation comprises

Front external



Externally there is a forecourt, and path leading to the front door.

Ground floor

Hallway

UPVC double glazed entrance door, central heating radiator, built-in storage cupboard, and tiled flooring. Leading to :

W.C

UPVC double glazed window, central heating radiator, tiled flooring, and furnished with a two-piece suite comprising vanity sink and low flush W.C.

Lounge 12'0" x 20'2" maximum (3.67 x 6.16 maximum)



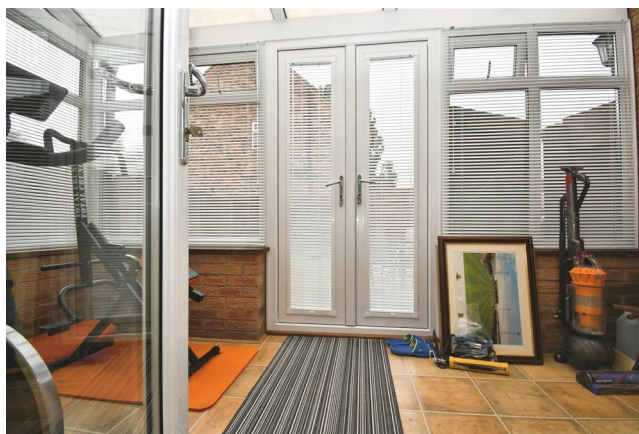
Two UPVC double glazed windows, two central heating radiators, and laminate flooring.

Kitchen / dining room 8'2" x 18'4" (2.50 x 5.61)



UPVC double glazed French doors to the conservatory, UPVC double glazed window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated double oven, and hob with extractor hood above.

Conservatory 5'7" x 12'0" (1.71 x 3.67)



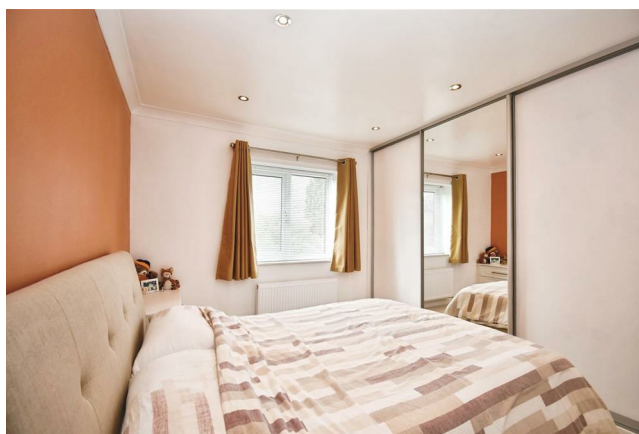
UPVC double glazed throughout with French doors opening to the rear garden, and tiled flooring.

First floor

Landing

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

Bedroom one 12'1" x 10'11" maximum (3.70 x 3.35 maximum)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, over stairs storage cupboard, and carpeted flooring.

Bedroom two 8'0" x 8'3" maximum (2.45 x 2.52 maximum)



UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom three 8'7" x 8'0" (2.63 x 2.44)



UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage cupboard, and carpeted flooring.

Bathroom



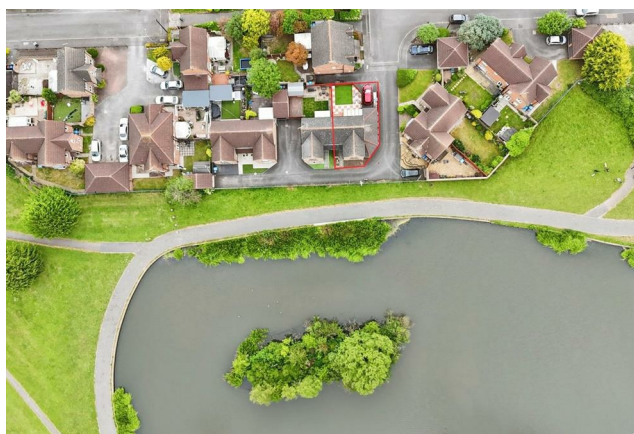
UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising walk-in shower enclosure, vanity sink, and low flush W.C.

Rear external



The rear garden is low maintenance in design being block paved with fencing to the surround which can open up to accommodate off-street parking in addition to the private drive and extended garage.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00310055006118

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - Basic 6 MBPS /
Ultrafast 1000 MBPS
Broadband - EE / Vodafone / Three / O2
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.

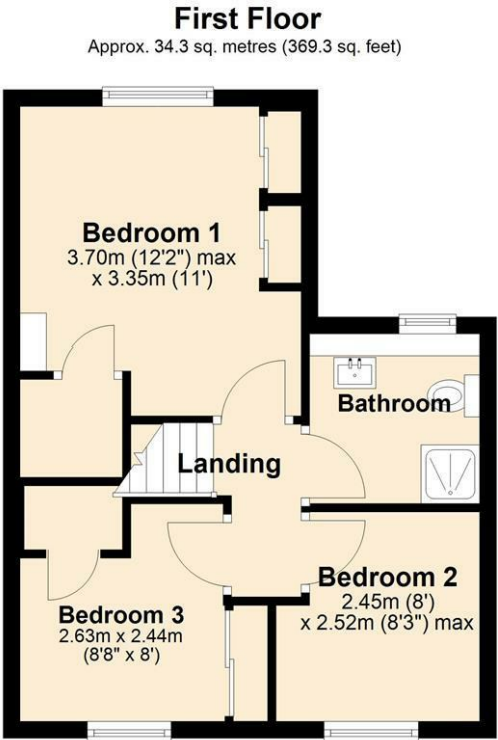
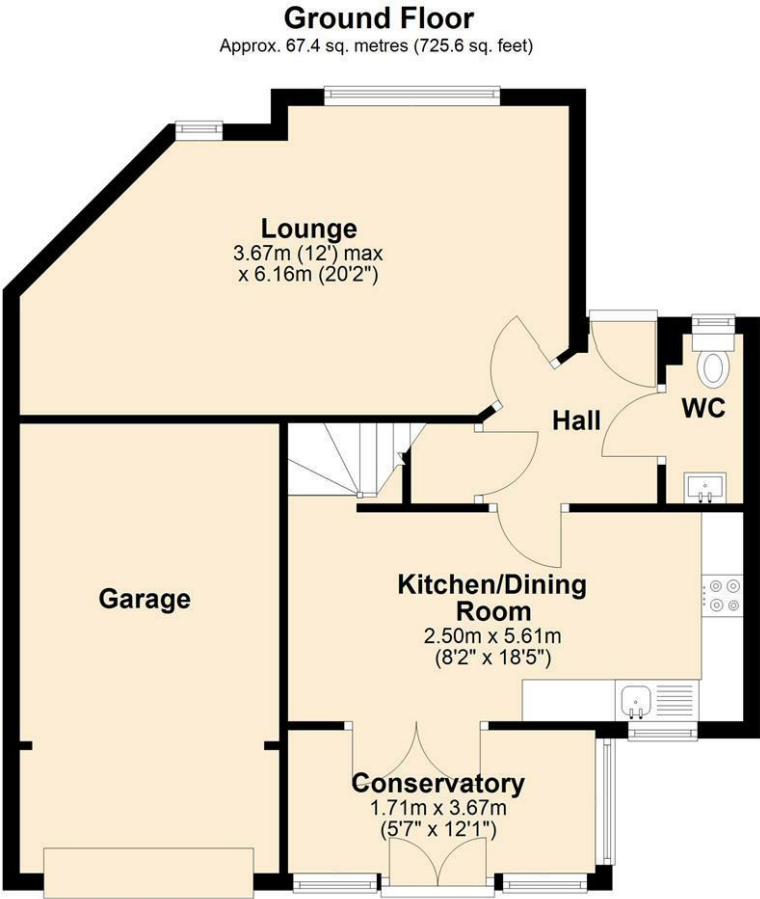
Free Market Appraisals / Valuations

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

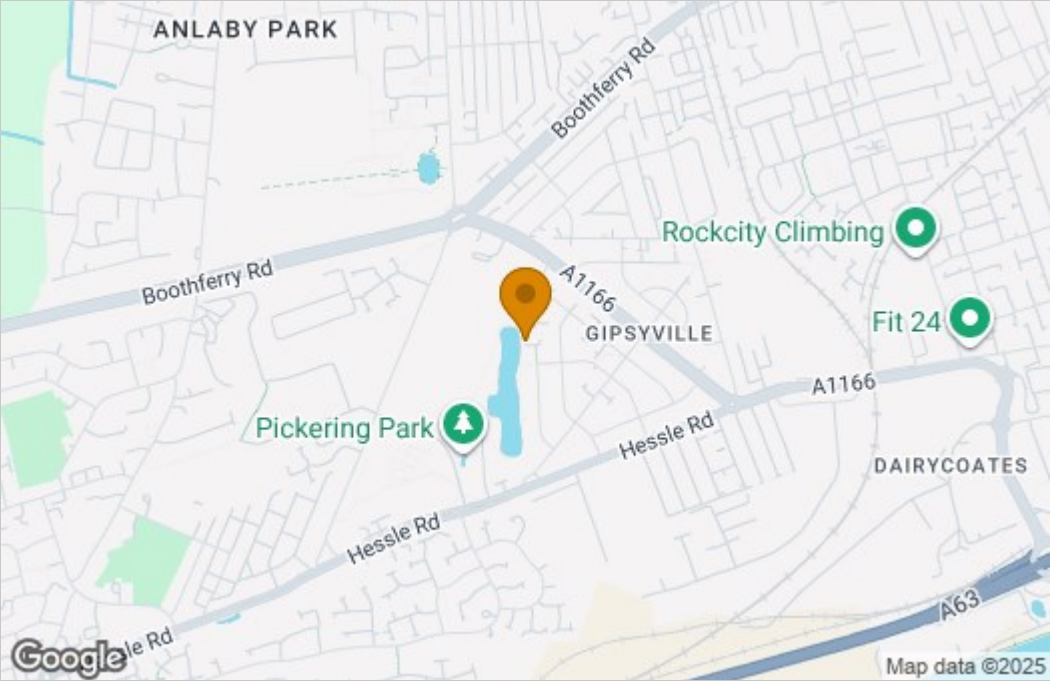
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Floor Plan

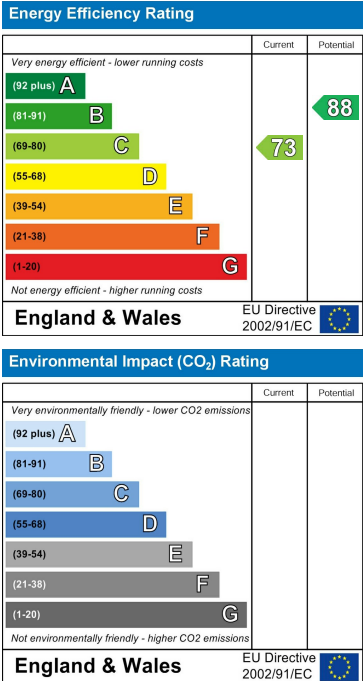


Total area: approx. 101.7 sq. metres (1094.9 sq. feet)

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.