

Whitakers

Estate Agents



45 Belgrave Drive, Hull, HU4 6DR

£235,000

This well presented three bed semi detached property has been altered and enhanced from its original design to now incorporate a spacious family home ready for its new owners to move straight into and enjoy from day one.

The main features include - entrance, lounge, sitting room and a fantastic modern open plan kitchen / diner with two roof windows and French doors that let the natural light floor the room.

The first floor boasts three good bedrooms (master fitted) together with the well appointed family bathroom suite.

Externally to the front there is a walled low maintenance garden with block paved driveway. The rear garden is again low maintenance by design, mainly laid to artificial grass with a paved patio and raised decking to enjoy the sun in the warmer months.

This property really would make a great family home for those looking for something to move straight into and enjoy from day one close to great schools.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Wooden door leading to hallway

Hallway

Wooden flooring, central heating radiator and under stairs store.

Lounge 16'0 x 10'0 (4.88m x 3.05m)



Upvc double glazed bay window and porthole side window. Central heating radiator.

Sitting Room 12'11 x 10'0 (3.94m x 3.05m)



Central heating radiator.

Kitchen / Diner 14'0 x 11'0 (4.27m x 3.35m)



Floor and eye level units with complimentary work surfaces and splash back tiles above. Two roof windows with Upvc double glazed French doors and window. Breakfast bar, wooden flooring and sink with mixer tap.

First Floor

Landing

Upvc double glazed and loft hatch

Bedroom One 12'10 x 8'11 (3.91m x 2.72m)



Upvc double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two 11'0 x 10'0 (3.35m x 3.05m)



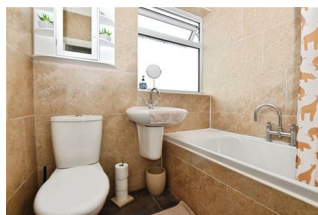
Upvc double glazed and central heating radiator.

Bedroom Three 11'0 max x 6'0 (3.35m max x 1.83m)



Two Upvc double glazed windows and central heating radiator.

Bathroom 6'0 x 5'0 (1.83m x 1.52m)



Panelled bath with mixer shower, low flush toilet and wall mounted wash basin. Tiled walls and floor. Upvc double glazed window. Central heating radiator.

Externally



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Tenure

Freehold.

Council Tax Band

Council Tax Band B.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband -Basic 18Mbps Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

Other services

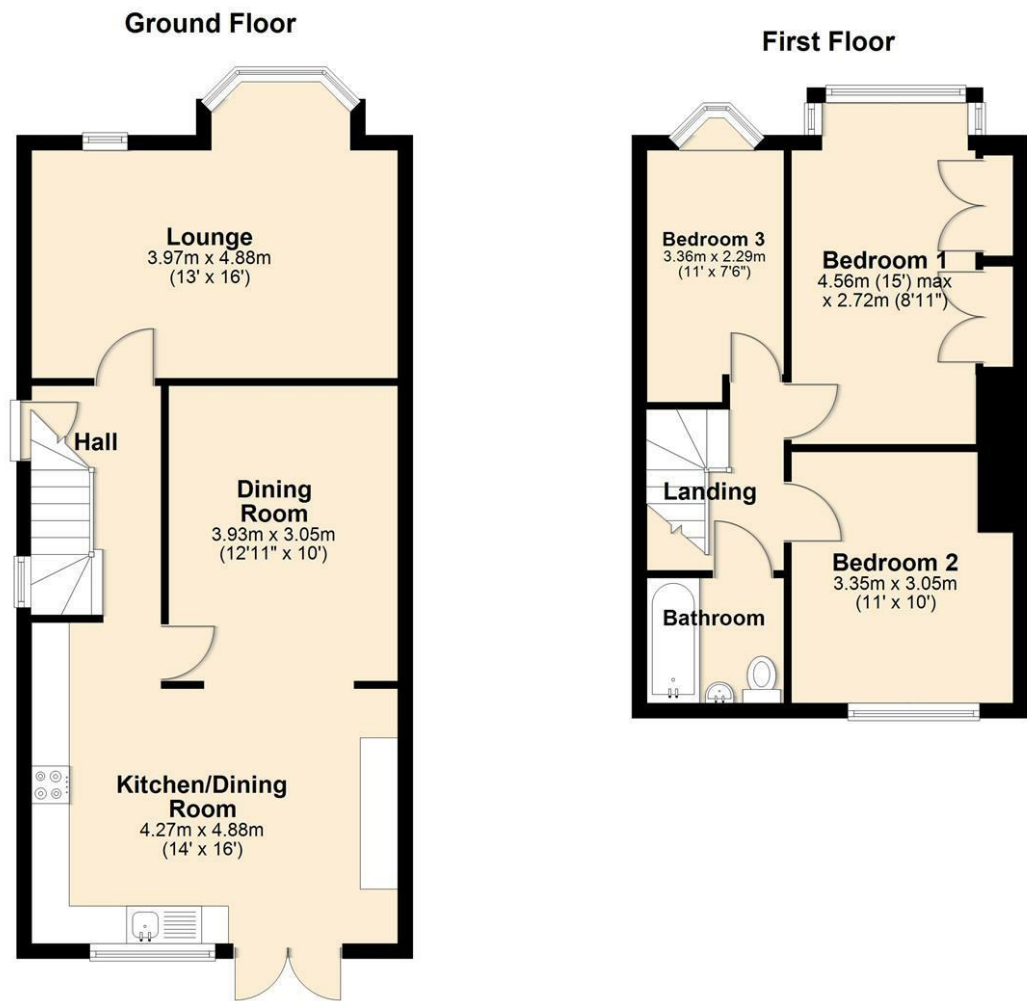
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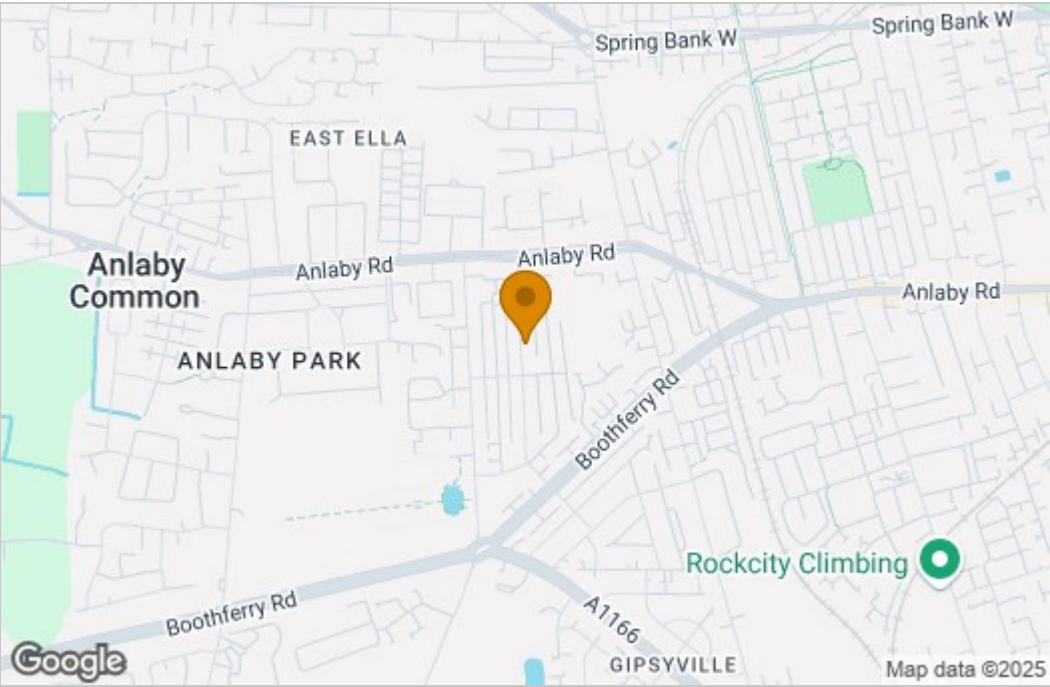
Sales valuations

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.

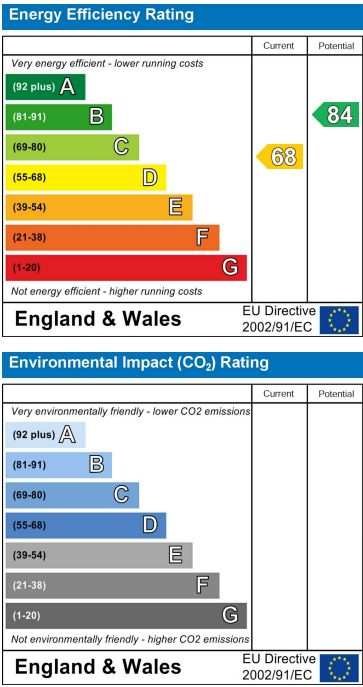
Floor Plan



Area Map



Energy Efficiency Graph



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