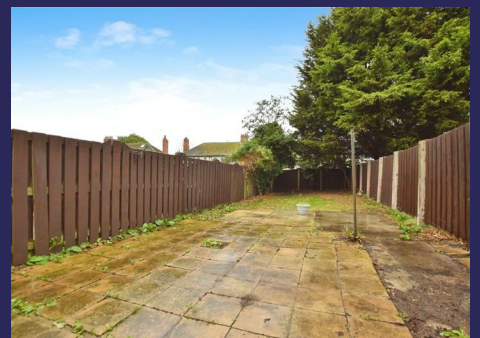


Whitakers

Estate Agents



33 Rosedale Grove, Hull, HU5 5BT

£145,000

No Onward Chain!

This traditional three bed property has been altered and enhanced from its original design, now offering a spacious family home ready to move straight into and enjoy from day one in this sought after location.

The main features include - entrance, open plan lounge / diner, fitted kitchen and useful ground floor W.C. The first floor boasts two good bedrooms along with the family bathroom suite and to the top floor there is a large master suite with four roof windows that let the natural light flood the room.

Externally to the front of the property there is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary and mainly laid to lawn with a patio seating area to enjoy the sun in the warmer months.

This property is ideal for the growing family looking to be in this ever popular location close to fantastic schools.

Early viewings are advised.

Accommodation Comprises

Entrance

Double glazed front door.

Hallway

Laminate flooring and storage cupboard.

WC



Low flush WC, wash basin and radiator.

Lounge / Diner 24'2 x 11'5 (7.37m x 3.48m)



UPVC double glazed bay window, laminate flooring, radiator and storage.

Kitchen 11'11 x 9'10 (3.63m x 3.00m)



UPVC double glazed French doors leading to the garden and a UPVC double glazed window. A

range of base, wall and drawer units with work tops over. Integrated sink unit, dishwasher, double oven with hob and hood over.

First Floor Landing

Bedroom Two 12'8 x 10'5 (3.86m x 3.18m)



Two UPVC double glazed windows and radiator.

Bedroom Three 11'3 x 8'4 (3.43m x 2.54m)



UPVC double glazed window and radiator.

Bathroom 6'5 x 6'3 (1.96m x 1.91m)



UPVC double glazed window, panelled bath with shower over, pedestal sink unit, low flush WC and tiled walls.

Second floor landing

Bedroom One 17'7 x 10'3 (5.36m x 3.12m)



Four roof windows, radiator and storage cupboards.

Externally



Tenure

The property is freehold.

Council Tax Band

Council Tax Band A.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - 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

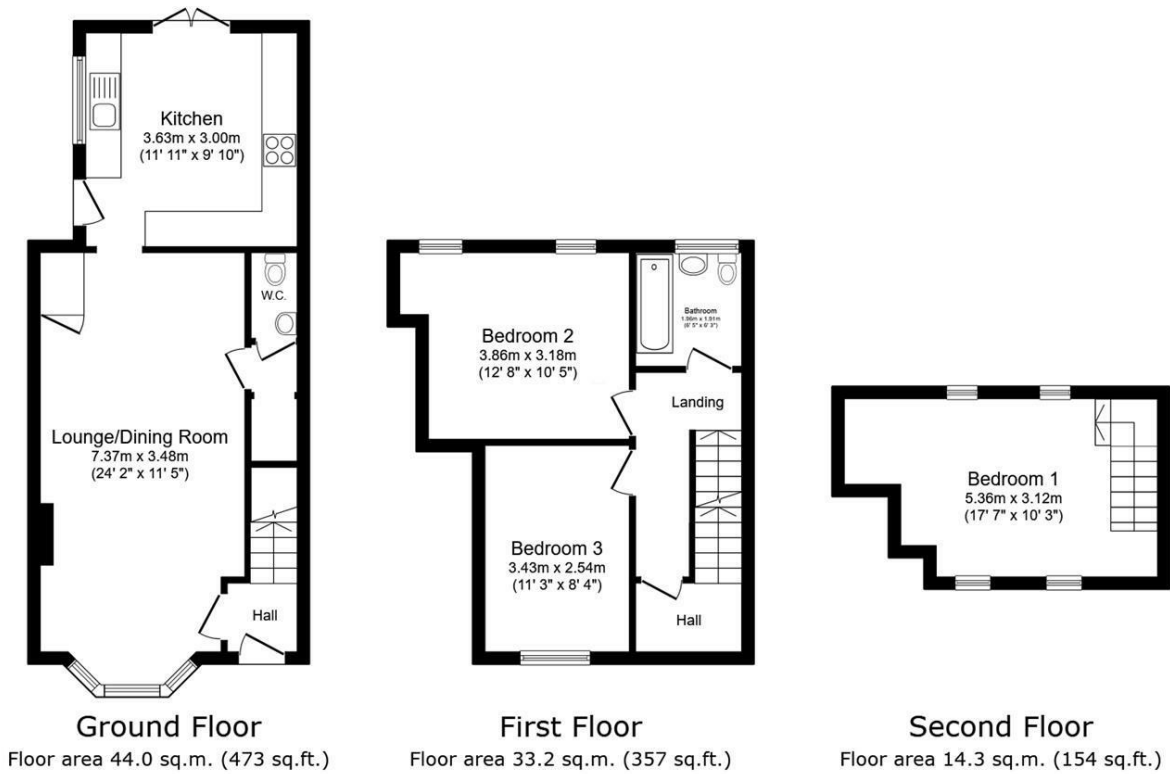
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all

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.

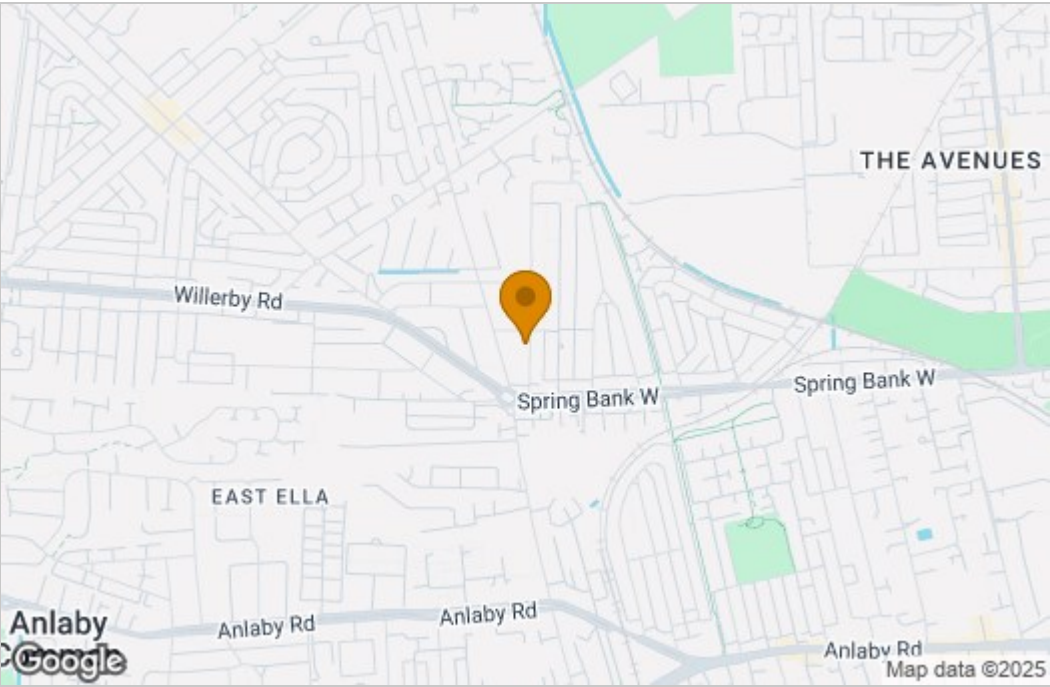
Floor Plan



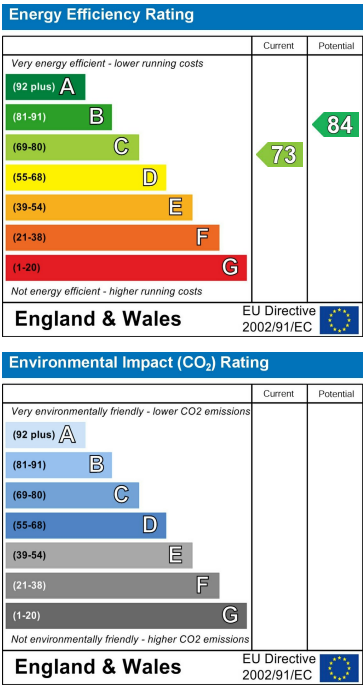
Total floor area: 91.5 sq.m. (985 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.