

Whitakers

Estate Agents



62 West Grove, Hull, HU4 6RQ

£139,950

** NO ONWARD CHAIN **

Introducing this semi-detached property which would make an ideal starter home for a young family seeking the convenience of local amenities and transport links, along with close proximity to the scenic Pickering Park.

Externally to the front aspect, there is a lawned garden with a side drive that accommodates off-street parking.

Upon entering through the enclosed porch, the resident is greeted by a spacious lounge that follows to a fitted kitchen with conservatory off.

A fixed staircase ascends to the first floor which boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the conservatory open to the rear garden which is partly laid to lawn with patio seating areas, and a combination of boundary hedging and fencing to the surround.

The accommodation comprises

Front external

Externally to the front aspect, there is a lawned garden with a side drive that accommodates off-street parking.

Ground floor

Porch

Wooden glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 17'4" x 11'9" (5.29 x 3.60)

UPVC double glazed window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 6'9" x 11'9" (2.06 x 3.60)

Central heating radiator, tile effect laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above sink with mixer tap, and integrated oven with hob and extractor hood above.

Conservatory 12'3" x 9'10" (3.75 x 3.00)

UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator, and laminate flooring.

First floor

Landing

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

Bedroom one 9'8" x 11'10" maximum (2.97 x 3.62 maximum)

UPVC double, e glazed window, central heating radiator, and carpeted flooring.

Bedroom two 8'10" x 11'10" maximum (2.70 x 3.62 maximum)

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

Bathroom

UPVC double glazed window, central heating radiator, fully tiled with cushion effect laminate flooring, and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

French doors in the conservatory open to the rear garden which is partly laid to lawn with patio seating areas, and a combination of boundary hedging and fencing to the surround.

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 - 00310055006211

Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 6 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

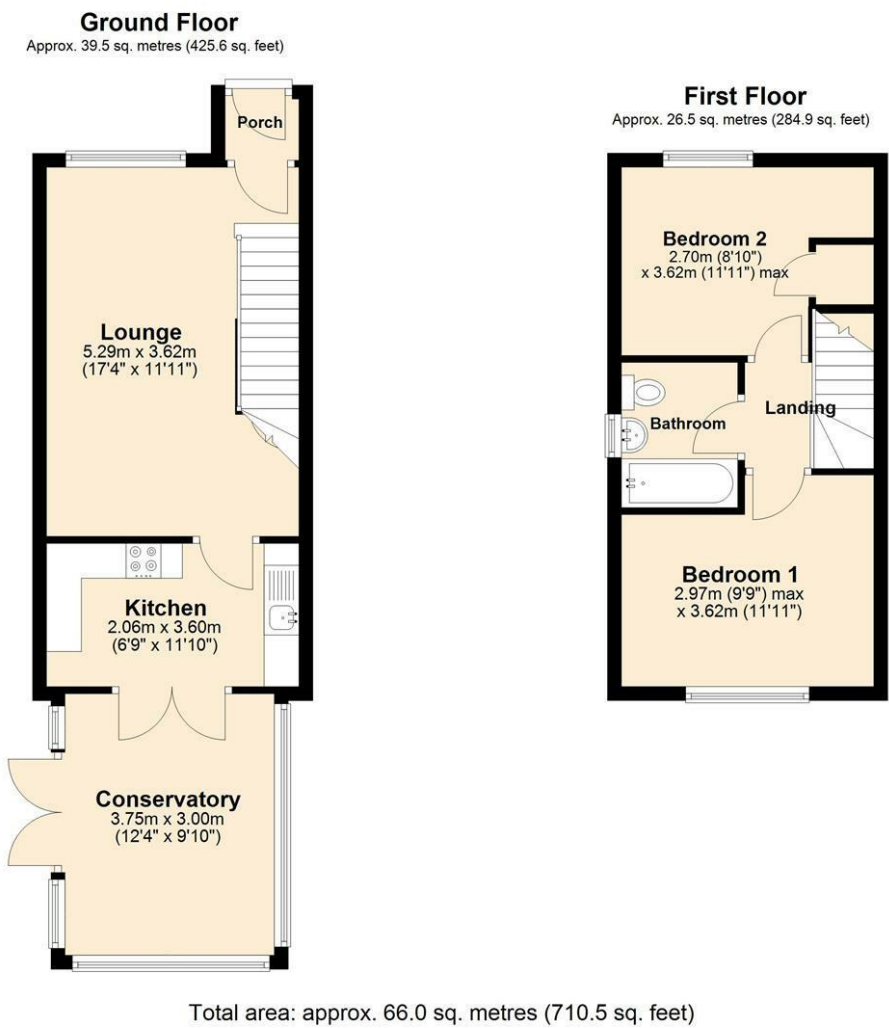
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

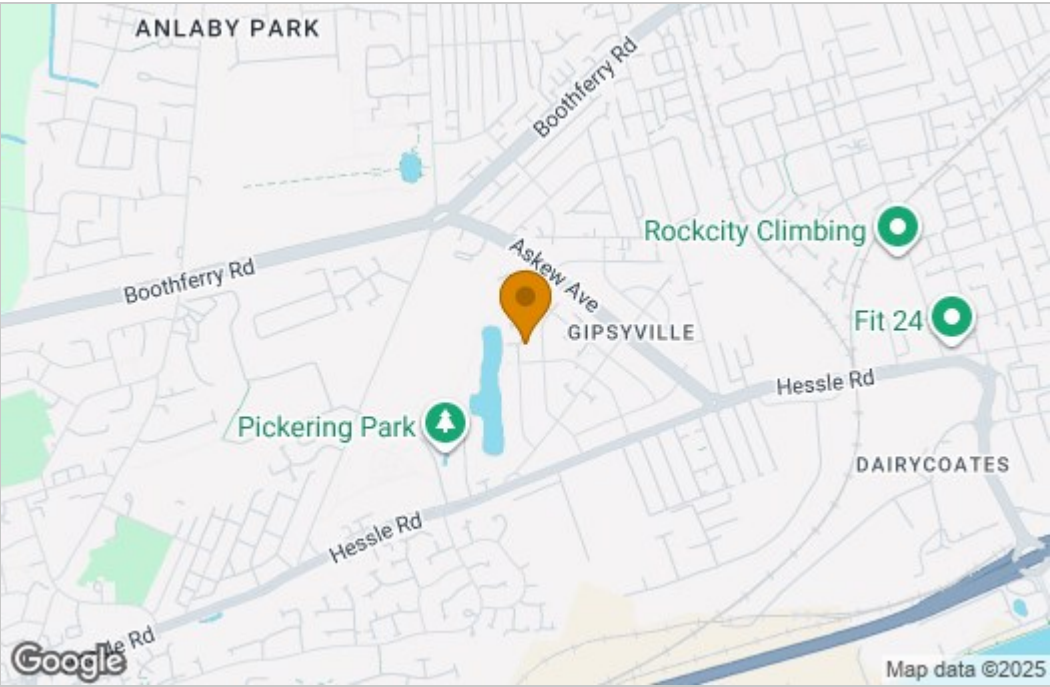
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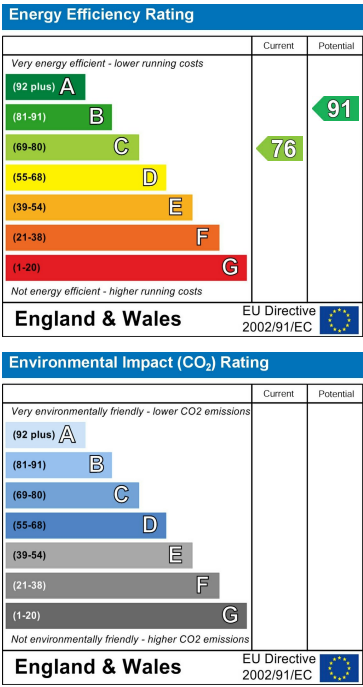
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.