

Whitakers

Estate Agents



22 Grimston Road, Hull, HU10 6SU

£190,000

Whitakers Estate Agents are pleased to introduce this immaculate mid-terrace family home which is conveniently established within the heart of the Anlaby village, and takes advantage of close proximity to a range of local amenities, transport links and leisure facilities.

Externally to the front aspect, there is a large paved forecourt with the kerb lowered to accommodate off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a sitting room with open plan aspect to the fitted kitchen, lounge, and dining room,

The first floor boasts two double bedrooms, and a bathroom furnished with a three-piece suite. A fixed staircase in the study / dressing room ascends to the third bedroom on the second floor.

Patio doors in the dining room open onto the enclosed rear garden which is mainly laid to lawn, and complimented with patio seating areas.

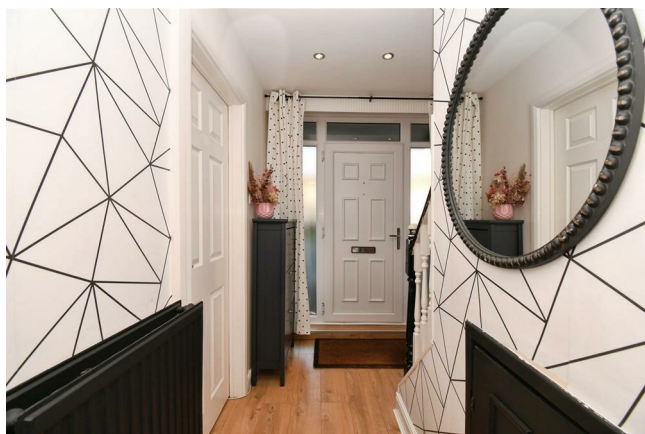
The accommodation comprises

Front external

Externally to the front aspect, there is a large paved forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hall



UPVC double glazed door, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Sitting room 9'5" x 8'9" (2.89 x 2.67)



Central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen 11'3" x 8'5" (3.43 x 2.58)



UPVC double glazed patio doors and window, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Open plan lounge / dining room

Lounge 13'4" x 11'9" (4.08 x 3.60)



UPVC double glazed bow window, central heating radiator, fireplace with marbled inset / hearth and surround, and laminate flooring.

Dining room 10'5" x 8'8" (3.18 x 2.65)



UPVC double glazed patio doors, and laminate flooring.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 11'11" x 11'0" (3.65 x 3.37)



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

Bedroom two 14'1" x 8'8" (4.30 x 2.66)



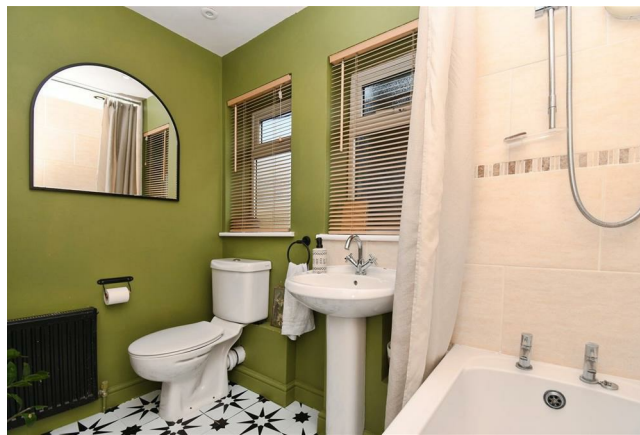
UPVC double glazed window, central heating radiator, two built-in storage cupboards, and carpeted flooring.

Study / dressing room 8'11" x 5'10" maximum
(2.74 x 1.80 maximum)



UPVC double glazed window, central heating radiator, and carpeted flooring. A fixed staircase ascends to the second floor.

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with tiled 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.

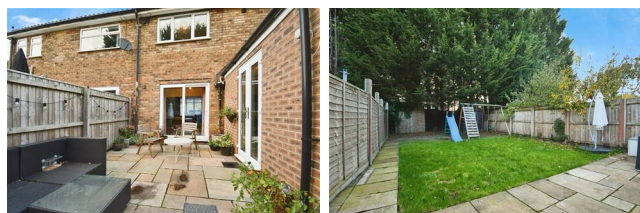
Second floor

Bedroom three 18'5" x 9'4" (5.63 x 2.85)



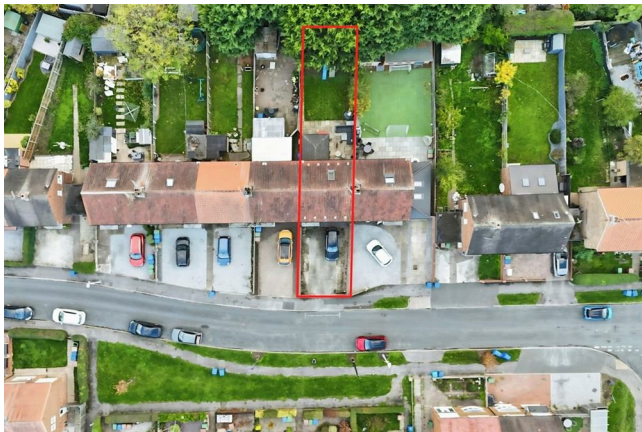
Roof style window, central heating radiator, storage in the eaves, and carpeted flooring.

Rear external



Patio doors in the dining room open onto the enclosed rear garden which is mainly laid to lawn, and complimented with patio seating areas. The residence also benefits from having two wooden storage sheds, and an outside tap.

Aerial view of the property



Land boundary

Tenure

The property is held under Freehold tenure

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL097022000

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 10 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.

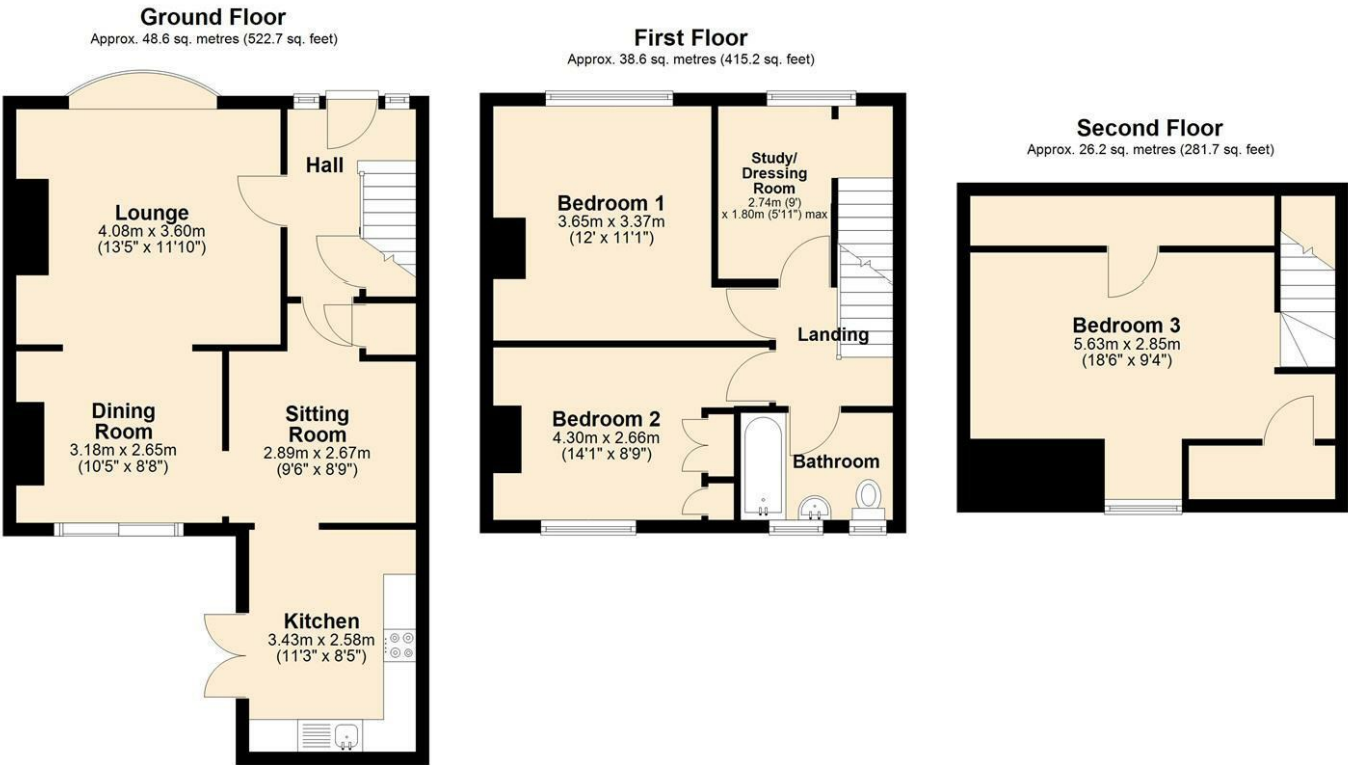
Free Market Appraisals / Valuations

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

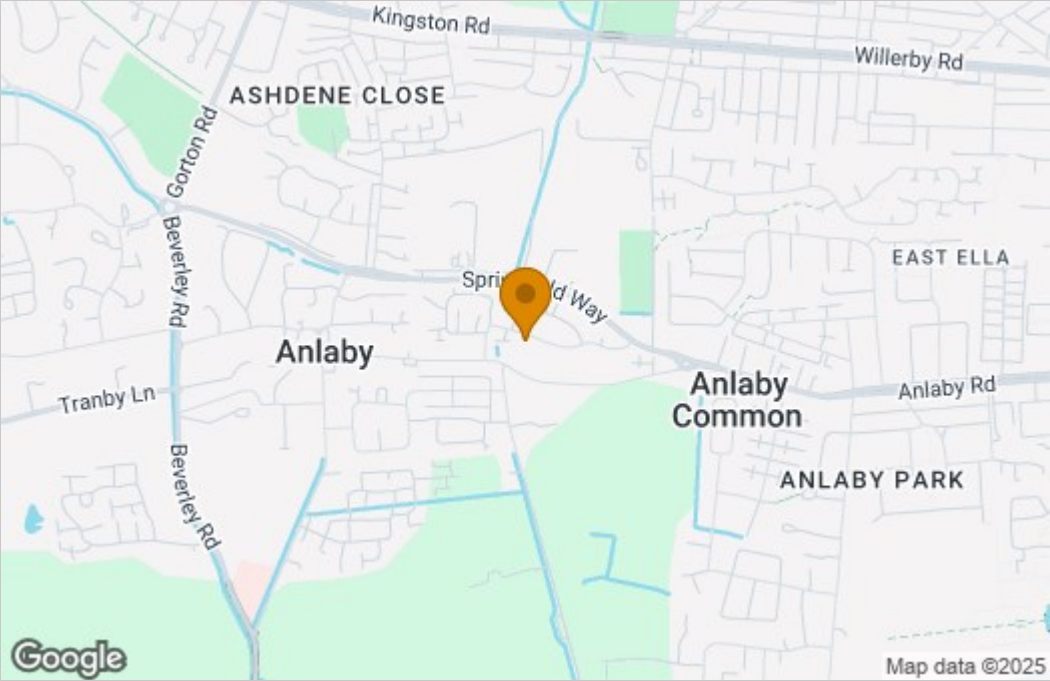
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

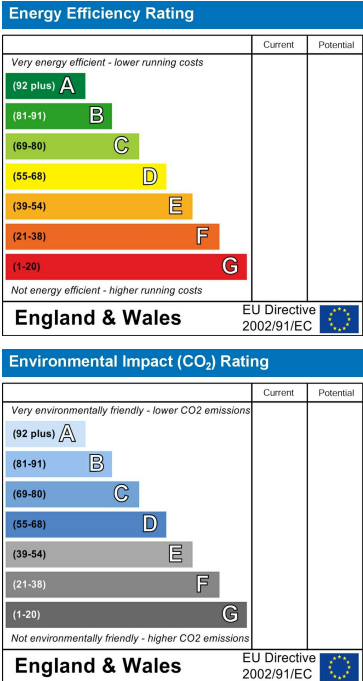


Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

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