

Whitakers

Estate Agents



10 Grosmont Close, Hull, HU8 9LW

Guide price £250,000

****GUIDE PRICE £250,000-£260,000****

AN ABSOLUTE MUST VIEW FOR THE GROWING FAMILY, THIS DETACHED HOUSE HAS BEEN EXTENDED TO PROVIDE EXTREMELY SPACIOUS ACCOMMODATION COMPRISING RECEPTION HALL, CLOAK ROOM, LOUNGE, DINING ROOM, BREAKFAST ROOM, FITTED KITCHEN WITH APPLIANCES, FOUR FITTED BEDROOMS OF EXCELLENT PROPORTION AND A FAMILY BATHROOM. OCCUPYING A GENEROUS PLOT WITH DRIVEWAY TO A GARAGE AND EXTRA PARKING AMENITIES, THE PROPERTY HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND IS LOCATED ON THE EVER POPULAR AND SOUGHT AFTER HOWDALE ROAD DEVELOPMENT TO THE EAST OF THE CITY. WITH ALL OF THE ARRAY OF FACILITIES THAT THE VILLAGE OF SUTTON HAS TO OFFER ON THE DOORSTEP AND DESIRABLE EDUCATIONAL CHOICES, THIS FABULOUS FAMILY OPPORTUNITY IS NOT TO BE MISSED AND ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

Reception Hall



With staircase off, useful under stairs storage cupboard, a radiator and access to:

Cloak Room



Having a low level wc and wash hand basin in vanity unit.

Lounge 12'11" x 14'11" (3.96 x 4.57)



Picture window to the front aspect an Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire, a radiator and opens to:

Dining Room 12'0" x 10'0" (3.66 x 3.05)



Having a radiator and French Doors to the side aspect giving access to the garden. Access to

Breakfast Room 18'11" x 6'11" max (5.79 x 2.11m max)



Plenty of natural light with windows to two aspects, access to the garden and there is a radiator. Opens to:

Fitted Kitchen 12'0" x 8'6" (3.66 x 2.60)

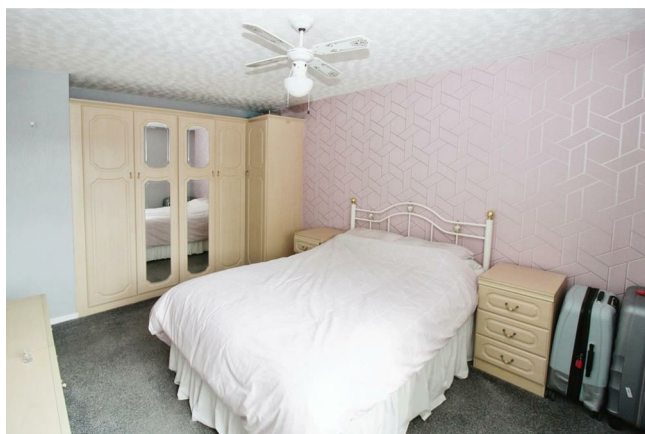


An extensive range of fitted floor and wall units with contrasting preparation surfaces having splash backs and an inset sink unit with mixer tap. Window to the side aspect and the rear aspect, plumbing for an automatic washing machine and integrated appliances include an electric oven and grill, four ring gas hob and an over head extractor canopy.

Landing

With a built in storage cupboard and giving access to:

Bedroom One 15'0" x 12'0" (4.58 x 3.68)



Window to the front aspect, fitted wardrobes, dressing table unit and drawers, bedside cabinets and a radiator

Bedroom Two 12'0" x 10'0" (3.68 x 3.05)



Window to the rear aspect, fitted wardrobes and matching shelving, dressing table unit and drawers, bedside cabinets and a radiator

Bedroom Three 9'6" x 7'6" (2.90 x 2.30)



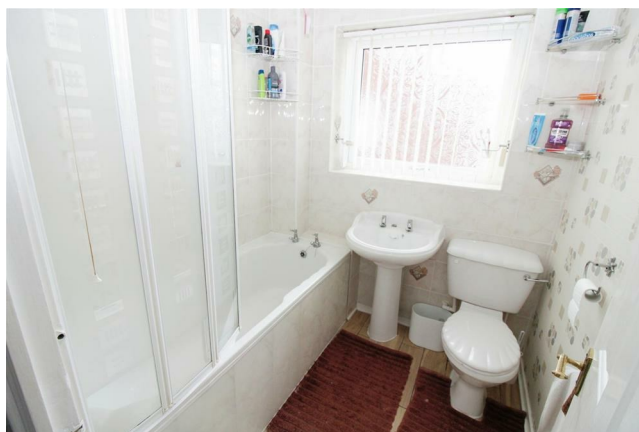
Window to the front aspect, fitted wardrobe, dressing table unit and drawers and a radiator

Bedroom Four 10'0" x 9'6" (3.05 x 2.90)



Window to the rear aspect, fitted wardrobe, over head cupboard and a radiator.

Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls and floor, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

Gardens



To the front of the property is a garden which has been paved, is easily maintained and may be utilised as extra parking amenities. To the rear and extending to the side of the property is a very generous enclosed plot which is laid mainly to lawn with a variety of trees flowers and shrubs and there is a seating area.

Garage

Accessed by a long side driveway which can accommodate a number of vehicles and being brick built, extended to the side and having electricity supplied

Council Tax
Hull City Council - Band D

Tenure
This property is Freehold

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 sales 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.

Material Information:

Construction - Brick under tiled roof
Conservation Area -No
Flood Risk - Low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 4Mbps and Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning - There has been previous planning applications made for properties within the vicinity -
<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=IU9G7CSO83000&activeTab=summary>

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.

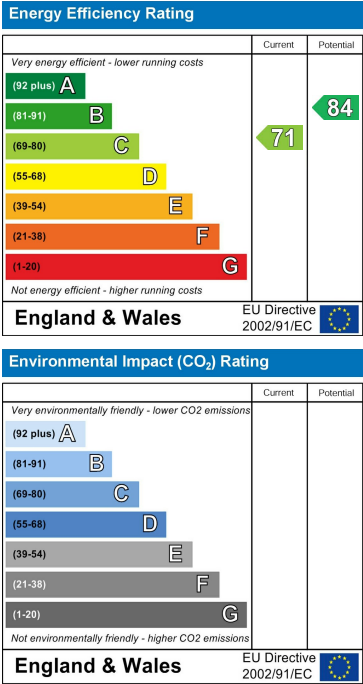
Floor Plan



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.