

Whitakers

Estate Agents



111 Grosvenor Road, Hull, HU7 3FF

Guide price £300,000

*****GUIDE PRICE £300-310,000*****

Whitakers are delighted to bring this beautifully presented and maintained modern four bedroom detached family home to the market.

Constructed in 2019 by the award winning Beal Homes, the property is ideally located on the much sought after Kingswood Development, ideally situated for highly regarded Primary and Secondary Schools together with the wide range of shops and leisure amenities of Kingswood Retail Park as well as being close to the popular Village Green.

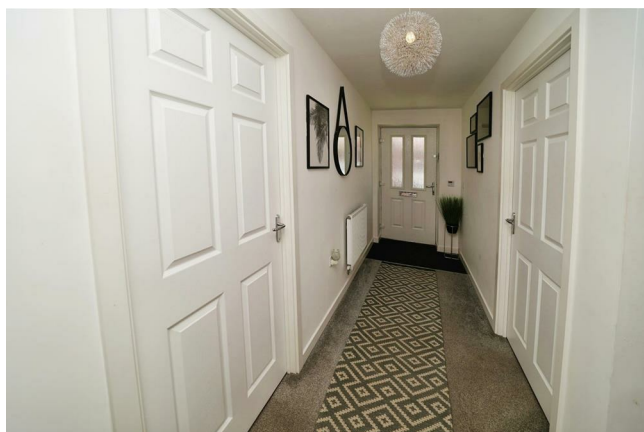
Offering outstanding and spacious family accommodation the accommodation briefly comprises entrance hallway, lounge, separate dining room, fitted breakfast kitchen, utility room and cloakroom to the ground floor whilst there are four bedrooms, master with en-suite plus family bathroom to the first floor.

Also benefitting from a spacious rear garden, driveway parking and detached garage together with UPVC double glazing, gas central heating and the balance of the builders NHBC guarantee. internal inspection is highly recommended to fully appreciate the standard of accommodation available!

The accommodation comprises:

Storm canopy

Hallway



Double glazed entrance door, gas central heating radiator and staircase leading to landing off.

Lounge 12'5" x 10'9" maximum. (3.81 x 3.28 maximum.)



UPVC double glazed window and gas central heating radiator.

Dining room 10'1" x 9'8" (3.08 x 2.97 Maximum)



UPVC double glazed window, gas central heating radiator and an under stairs storage cupboard.

Breakfast kitchen 19'6" x 9'8" (5.96 x 2.97 Maximum)



UPVC double glazed window and double doors

leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units, with fitted work surfaces and up stands, inset one and a half bowled single drainer stainless steel sink unit, built under double oven, inset hob with a cooker hood over.

Utility room

Double glaze entrance door, gas central heating radiator, fitted work services, plumbing for an automatic washing machine, enclosed gas central heating boiler.

Cloakroom



Please can you check this against the photographs which I don't have to hand. I think it is UPVC double window, gas central heating radiator low flush WC, wash basin and an extractor fan.

Landing



UPVC double glazed window, storage cupboard and access to the loft space

Master bedroom 11'5" x 11'1" (3.48 x 3.40 Maximum)



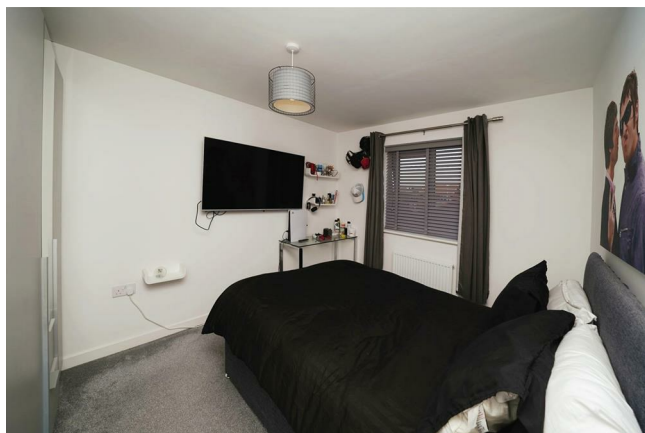
UPVC double glazed window and a gas central heating radiator.

Ensuite shower room



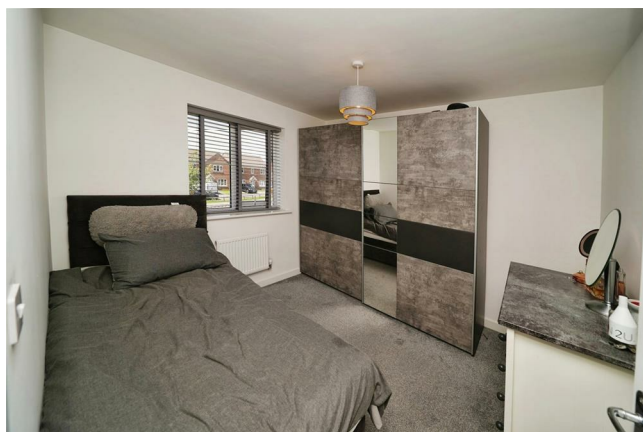
UPVC double glazed window, gas central heating radiator, partly tiled and fitted with a three-piece suite comprising Shower cubicle, pedestal wash basin, and a low flush WC.

Bedroom two 11'6" x 9'0" (3.51 x 2.76 maximum)



UPVC double glazed window and a gas central heating radiator.

Bedroom three 9'9" x 9'4" (2.98 x 2.86 Maximum)



UPVC double glazed window and a gas central heating radiator.

Bedroom four 8'10" x 6'5" (2.70 x 1.97)



UPVC double closed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, gas central heating radiator, tiled splash backs and fitted with a panelled bath with a shower screen and mixer shower over, pedestal wash basin and a low flush WC, and an extractor fan.

Gardens



To the front of the property there is a lawned garden with a side pathway leading to the rear of the property. At the rear of the property there is a further generous sized lawned garden with fencing to the surround.

Garage

Driveway leading to a single brick garage with an up and over door.

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.

Material Information

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Agents Notes

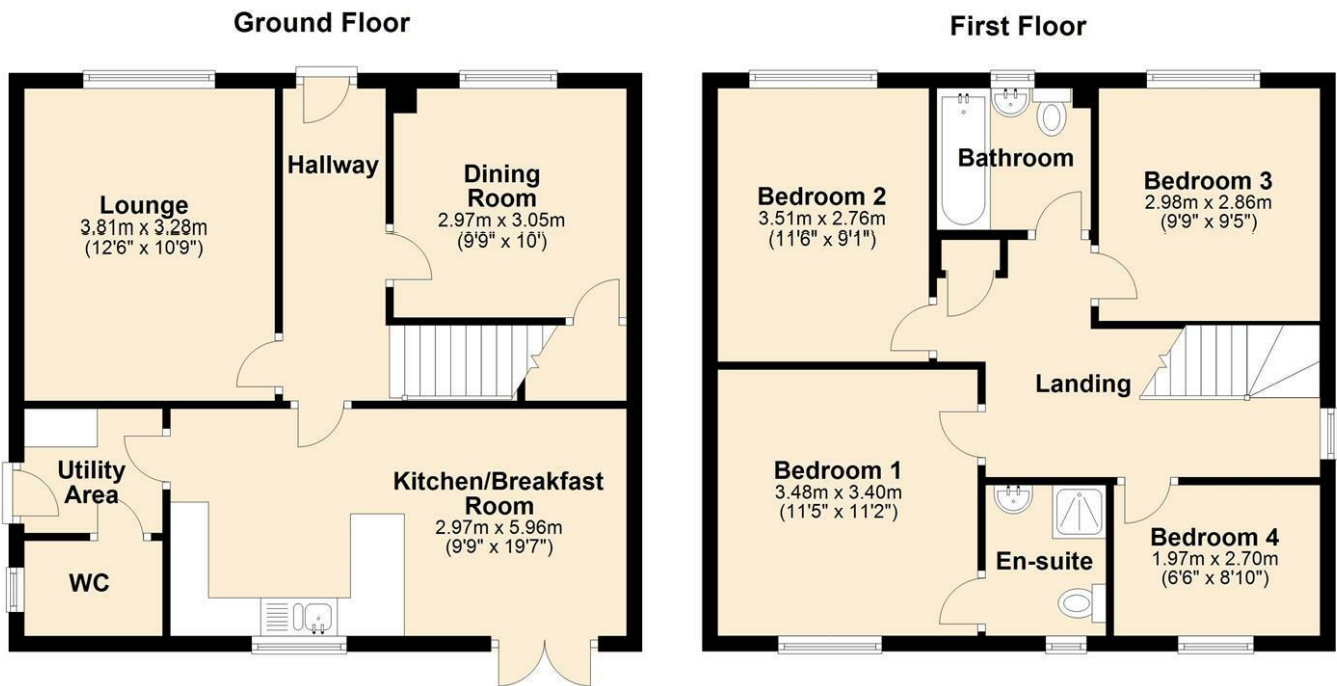
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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

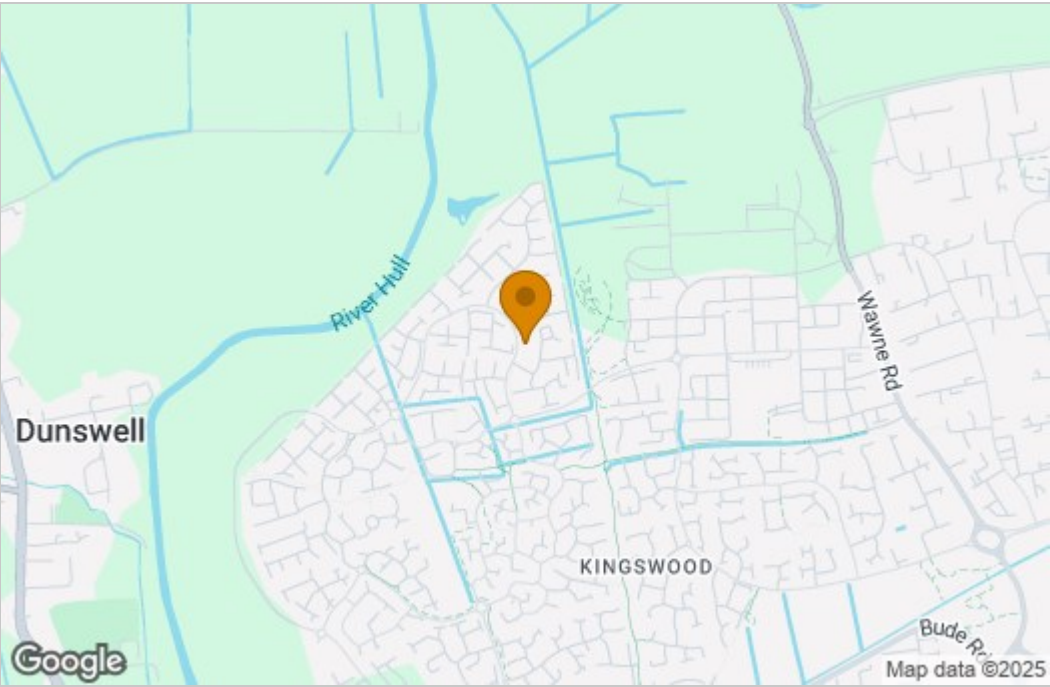
contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

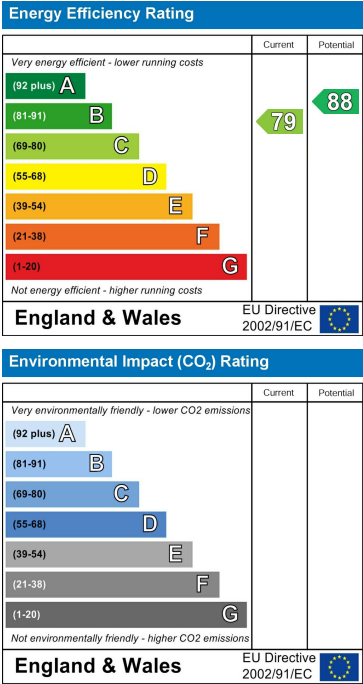


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.