

# Whitakers

Estate Agents



## 12 Grosvenor Road, Hull, HU7 3DS

**Offers In The Region Of £390,000**

This impressive double fronted Executive 4 bedroom Detached home is presented in true show home condition!

Ideally situated on ever popular Kingswood, well positioned for the retail and leisure facilities of Kingswood Retail Park as well as well regarded primary and secondary schools, the property is also just a short distance from the popular Village Green.

Having been immaculately maintained by the current owners to provide spacious and flexible family accommodation, the property is in "move-in" condition and briefly comprises; impressive entrance Hallway, dual aspect lounge, study, 20ft kitchen/dining/family room with separate utility together with downstairs cloakroom to the ground floor whilst stairs from the entrance hall lead to the first floor where there is a spacious master bedroom with dressing area and en-suite shower room together with 3 further double bedrooms and a modern family bathroom!

Standing on a private road serving just 4 detached houses, externally there is a spacious rear garden together with double garage and driveway parking for multiple vehicles and the property and internal viewing is strongly recommended to fully appreciate the standard and scale of the accommodation available!

## The Accommodation Comprises

### Entrance Hallway



Composite entrance door leads into the impressive entrance hallway with laminate flooring, central heating radiator, storage cupboard with hardwood double doors and staircase to first floor with under stair cupboard.

### Lounge 18'1 x 12'2 (5.51m x 3.71m)



Hardwood double doors from the hallway lead into the spacious lounge with carpeted flooring, UPVC walk in bay window to side aspect and UPVC French doors into the garden together with feature fireplace with inset living flame gas fire and central heating radiator.

### Study 9'8 x 9'10 (2.95m x 3.00m)



With laminate flooring, central heating radiator and UPVC walk in bay window to front aspect.

### Kitchen/Dining/Family Room 22' x 12'6 (6.71m x 3.81m)



Hardwood double doors from entrance hallway lead into the bright and spacious Kitchen/Family room. With laminate flooring throughout, to the front of the property is a walk in UPVC bay window with central heating radiator and ample space for family dining/seating. A range of fitted white gloss wall and base units with contrasting work surfaces and tiled splashbacks occupy one wall and feature a 4 ring NEFF induction hob with extractor over and electric fan oven below, composite 1 1/4 bowl sink drainer with mixer taps and an integrated dish washer together with a second central heating radiator, ceiling spot-lights and UPVC French doors into rear garden.

### Utility Room 6'5 x 6'2 (1.96m x 1.88m)

Located off the kitchen with laminate flooring, fitted wall and base units with contrasting work surfaces and plumbing for automatic washing machine and tumble drier.

### Downstairs cloakroom



Located off the entrance hallway with low flush wc, hand wash basin, heated towel rail, tiled flooring and half height tiled walls with UPVC window to front aspect.

### First Floor Landing



Staircase from entrance hallway with arch topped UPVC window window to side aspect lead to the bright and spacious landing area with carpeted flooring, central heating radiator and two storage cupboards.

### Master Bedroom 18'3 x 12'2 (5.56m x 3.71m)

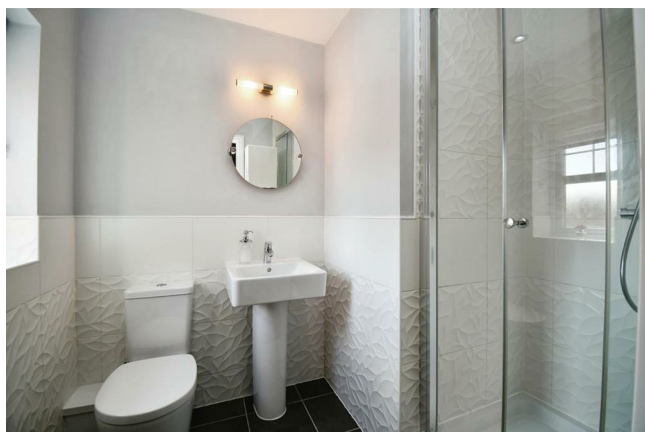


The spacious master bedroom features a UPVC walk in bay window to side aspect, carpeted flooring and central heating radiator and opens into dressing area.

### Dressing Area 8'3 x 4'10 (2.51m x 1.47m)

With carpeted flooring and central heating radiator.

Master en-suite 7'5 x 6'9 max (2.26m x 2.06m max)



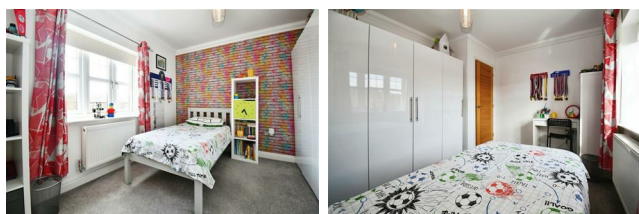
Door from master bedroom into en-suite comprising shower cubicle with mains shower, low flush wc and hand wash basin. Heated towel rail, tiled floor and wall tiling to water sensitive areas and UPVC window to rear aspect.

Bedroom Two 12'1 x 12'8 (3.68m x 3.86m)



With fitted wardrobes, carpeted flooring, UPVC bay window to front aspect and central heating radiator.

Bedroom Three 9'9 x 12'4 (2.97m x 3.76m)



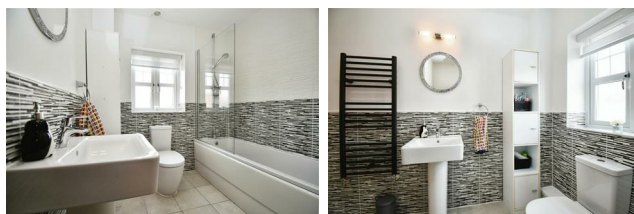
With carpeted flooring, UPVC window to rear aspect and central heating radiator.

Bedroom Four 10'6 x 11'5 (3.20m x 3.48m)



With carpeted flooring, UPVC walk in bay window to front aspect and central heating radiator.

Family Bathroom 8'5 x 7'2 max (2.57m x 2.18m max)



Modern contemporary family bathroom comprising bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Heated towel rail, tiled flooring, half tiled walls, ceiling spotlights, extractor fan and UPVC window to front aspect.

Outside



To the front of the property is a lawned garden with pebbled borders extending to the side with wrought iron fencing and side gate giving access to the rear. The private rear garden is laid to lawn with two paved patio areas, walls and fencing to perimeters and enclosed bin store with gate access to the rear where the driveway gives off road parking and leads to the detached double garage.

Double Garage



The double garage features twin up and over doors, electric supply and internal door into rear garden.

Tenure

The property is Freehold

EPC

EPC Rating B

Council Tax

Council Tax band E

Kingston upon Hull City Council

#### 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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 500 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

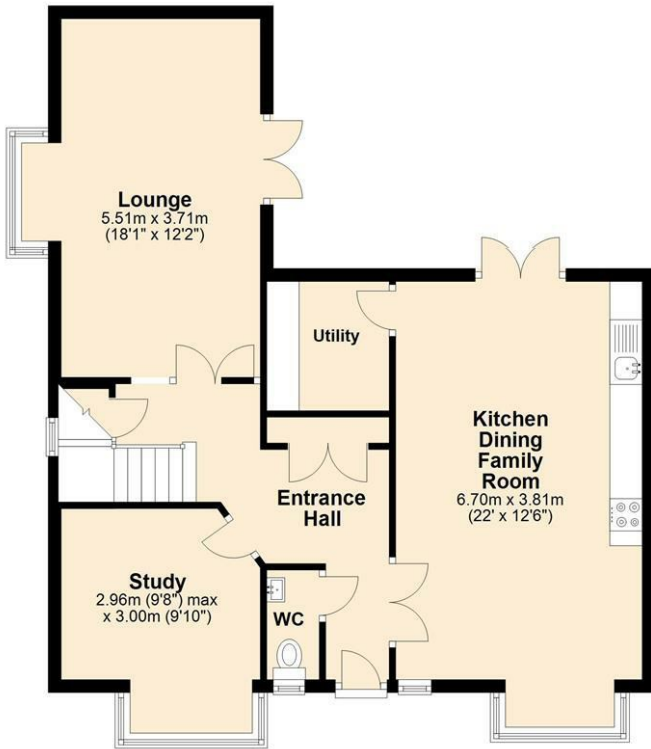
Planning - None specific to the property

#### 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

Ground Floor

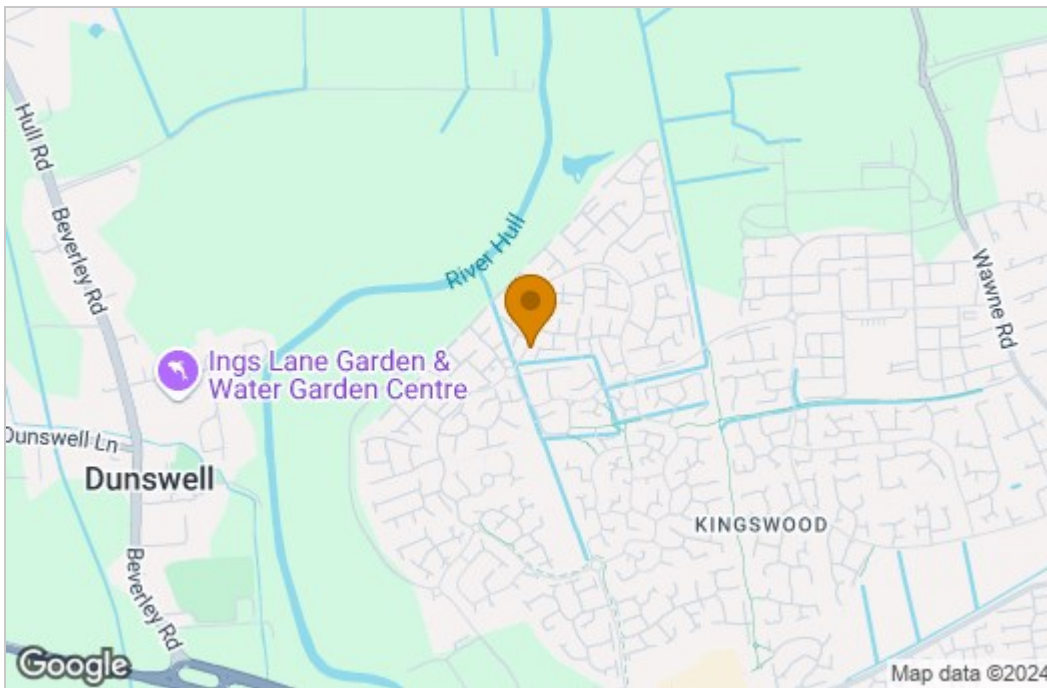


First Floor

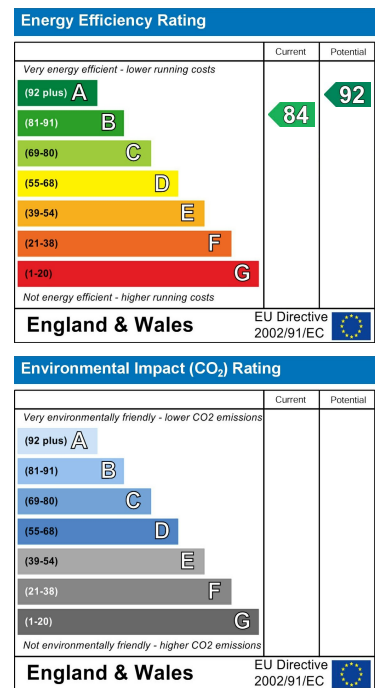


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.