

Whitakers

Estate Agents



12 Grosmont Close, Hull, HU8 9LW

£199,950

LOCATED ON THIS VERY POPULAR DEVELOPMENT OFF HOWDALE ROAD AND OFFERING A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY UNIT, THIS MODERN SEMI DETACHED HOUSE ONLY REQUIRES INTERNAL INSPECTION TO APPRECIATE.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES, CONSERVATORY, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND A FIXED STAIRCASE TO A LOFT AREA OFFERING USE FOR A NUMBER OF POSSIBILITIES. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS WITH A SIDE DRIVEWAY TO A GARAGE

BEAUTIFULLY PRESENTED THROUGHOUT, APPOINTMENTS TO VIEW ARE ENCOURAGED.

Storm Porch Area

Tiled floor and a radiator

Cloak Room

A low level wc, wash hand basin and a radiator

Entrance Hall

Staircase off and a radiator. Double doors give access to:

Lounge 13'1" x 12'11" (4.00 x 3.95)

A bow window to the front aspect, useful understairs storage cupboard and a radiator.

Breakfast kitchen 15'5" x 10'9" (4.70 x 3.30)

A lovely and extensive range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and incorporating an inset one and a half bowl sink unit with mixer tap. There is a matching "Island" breakfast bar, laminate flooring, spotlights to the ceiling, plumbing for an automatic washing machine and a dishwasher and integrated appliances include an electric oven and grill, a five ring gas hob and a stainless steel over head extractor canopy. French Doors and screens give access to:

Conseravtory 14'1" x 7'10" (4.30 x 2.40)

Laminate flooring, two radiators and French Doors give access to the rear garden.

Landing

Window to the side aspect and giving access to:

Bedroom One 13'1" x 8'8" (4.00 x 2.65)

Window to the front aspect, spotlights to the ceiling, a radiator and fitted wardrobes with sliding doors.

Bedroom Two 9'2" x 9'2" (2.80 x 2.80)

Window to the rear aspect and a radiator.

Bedroom Three 9'8" x 6'6" (2.95 x 2.00)

Window to the front aspect, a radiator and a built in storage cupboard.

Bathroom

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

Loft Area 13'1" x 11'11" (4.00 x 3.65)

Accessible via a fixed staircase from the Landing, there is a "Veluxe" style window, fitted wardrobes and drawers and loft voids storge areas

Gardens

To the front of the property is an open plan garden laid to lawn and to the rear a garden laid mainly to lawn and decorative aggregates with a decking seating area

Garage

Accessible via a side driveway and being brick built with an up and over vehicular door, a side personnel door and having electricity supplied. The driveway also has a vertical lockable barrier.

Tenure

This property is Freehold

Council Tax

Hull City Council - Band B

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 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

P l a n n i n g -
[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=IU9G7CSO83000&activeTab=summary)

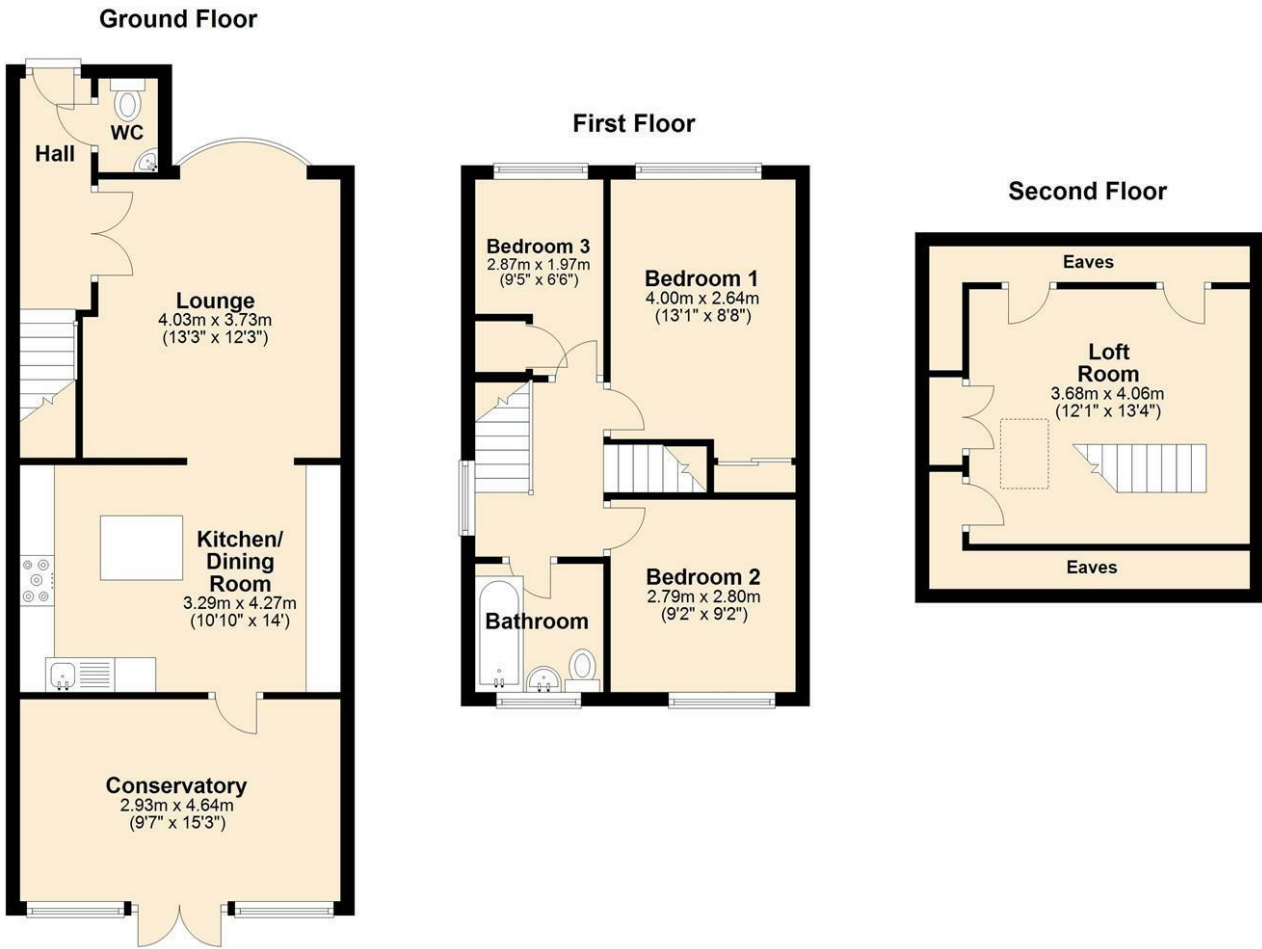
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Whitakers Estate Agent Declaration:

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

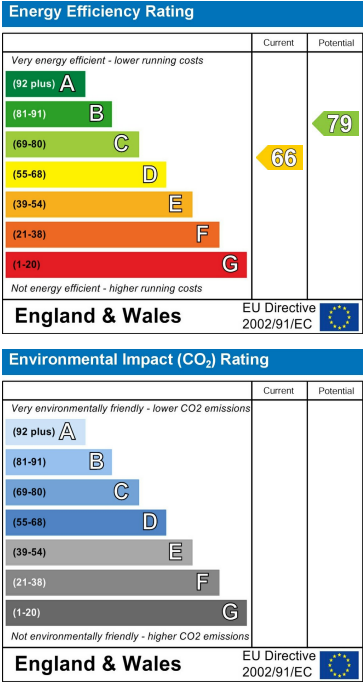


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.