

# Whitakers

Estate Agents



## 48 Grimscott Close, Hull, HU7 4ET

**Offers In The Region Of £130,000**

This STUNNING 3 bedroom end terraced property is available to purchase with NO ONWARDS CHAIN!

Ideally situated, close to local shops and amenities, the property is also just a short distance to the popular Kingswood Retail Park and its wealth of retail and leisure outlets as well as highly regarded Primary and Secondary Schools.

Having been much improved and renovated by the current owner which includes a stunning fitted breakfast kitchen and modern bathroom, this represents an exceptional opportunity to purchase a spacious family home in "move-in" condition!

Briefly comprising; entrance porch, downstairs cloakroom, breakfast kitchen, rear lobby and lounge to the ground floor, there are 3 generously sized bedrooms and family bathroom to the first floor!

Having the additional benefit of front and rear gardens and garage together with gas central heating and uPVC glazing, internal viewing is highly recommended!



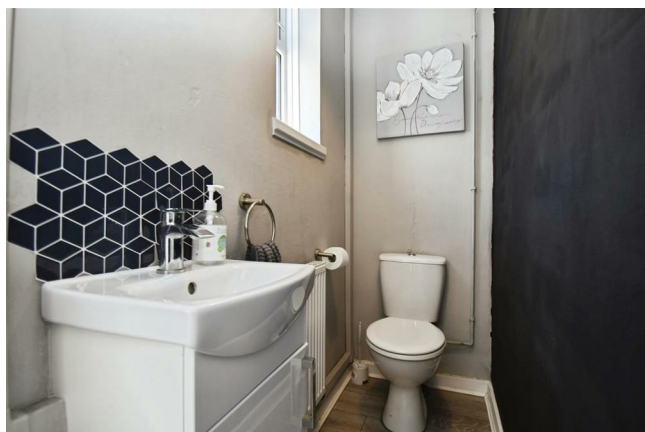
## The Accommodation Comprises

### Front Porch



uPVC entrance door into spacious porch area with laminate flooring, under stair storage cupboard and door into.....

### Downstairs Cloakroom



With low flush wc, vanity sink unit, laminate flooring, central heating radiator and uPVC window to front aspect.

Breakfast Kitchen 14'11 max x 14'11 (4.55m max x 4.55m)



Fitted with a range of contemporary grey wall and base units with complementary work surfaces and splash-backs. 4 ring halogen hob with illuminated extractor over and fitted mid level electric fan oven. Composite sink/drain with mixer taps over, integrated washing machine, dish washer and fridge/freezer. Breakfast bar style seating area with storage, feature tower radiator, laminate flooring plinth lighting, ceiling spot lights and uPVC windows to front and rear aspect.

### Rear Lobby

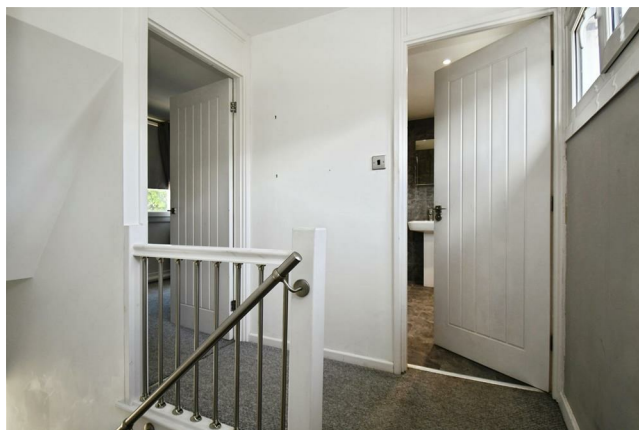
Continuation of laminate flooring, uPVC rear entrance door and stairs to first floor landing.

Lounge 14'11 x 14'6 (4.55m x 4.42m)



With uPVC window to front aspect, central heating radiator and laminate flooring.

### First Floor Landing



With carpeted flooring, uPVC window to front aspect and central heating radiator.

Bedroom One 14'11 x 11'7 (4.55m x 3.53m)



Carpeted flooring, central heating radiator and uPVC window to rear aspect.

Bedroom Two 8'2 x 11'10 (2.49m x 3.61m)



Carpeted flooring, central heating radiator, storage cupboard and uPVC window to rear aspect.

### Bedroom Three 11'11 x 5'5 (3.63m x 1.65m)



Carpeted flooring, central heating radiator and uPVC window to rear aspect.

### Bathroom 8'4 x 6'6 (2.54m x 1.98m)



Bath with mains shower over and fitted shower screen. low flush wc and hand wash basin. Storage cupboard, tiling to walls and floor, ceiling spot lights, central heating radiator and uPVC window to front aspect.

### Garage

The single detached garage is located to the rear of the property with up and over door, internal door into rear garden and electric supply.

### Outside



To the front of the property is a low maintenance enclosed garden laid to slate and aggregate with fencing to perimeter and gate access whilst to the rear is a spacious enclosed garden laid mainly to aggregate with decked seating areas and timber fencing to perimeter with gate access.

### Tenure

The property is Freehold

### Council Tax

Council Tax band A

Kingston upon Hull City Council

### EPC

EPC rating D

### 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 tile roof. The property does not feature on the Hull City Council non-standard construction list however purchasers should rely upon their own survey.

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

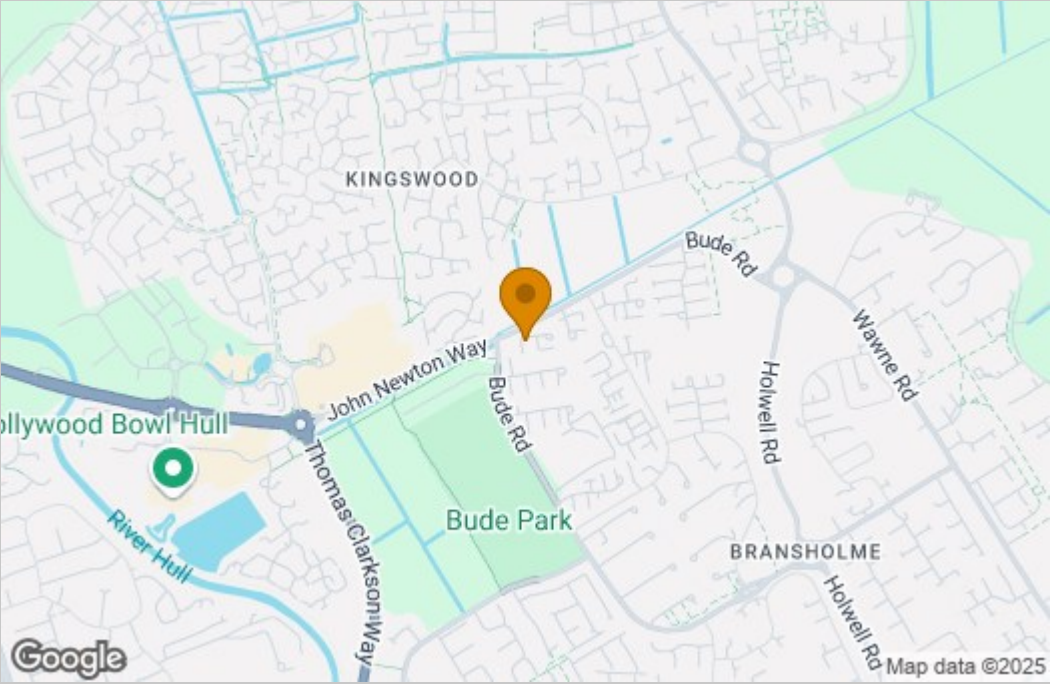
### Whitakers Estate Agent Declaration:

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.

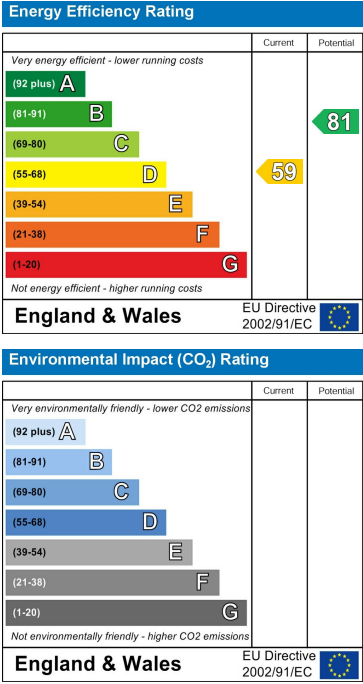
Floor Plan



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.