

Whitakers

Estate Agents



2 Bisley Grove

Bransholme, Hull, HU7 4PZ

Offers Around £85,000



2 Bisley Grove

Bransholme, Hull, HU7 4PZ

Offers Around £85,000



Entrance Hall

With a built in storage cupboard, a radiator and staircase off.

Lounge

15'5" x 10'7" (4.70 x 3.25)

Window to the front aspect, feature fire place and a radiator.

Dining Kitchen

15'5" x 9'6" (4.70 x 2.90)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to front and rear aspects, plumbing for an automatic washing machine and a built in storage cupboard

Rear Entrance Porch

With a built in storage cupboard and access to the rear garden.

First Floor Landing

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

Bedroom One

11'9" x 10'7" (3.60 x 3.25)

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

Bedroom Two

11'9" x 8'6" (3.60 x 2.60)

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

Shower Room

Wall mounted electric shower unit, wash hand basin with a pedestal, a radiator and partially tiled walls.

Seperate WC

Low level wc

Gardens

To the front of the property is an enclosed garden laid to lawn and decorative aggregates and to the rear a garden again laid to lawn

Single Garage

Accessible via the rear of the property with up and over vehicular door and personnel door from to the garden

Council Tax

Hull City Council - band A

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 and timber frame under a tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 10 Mbps Ultrafast 1000 Mbps

Coastal Erosion -No

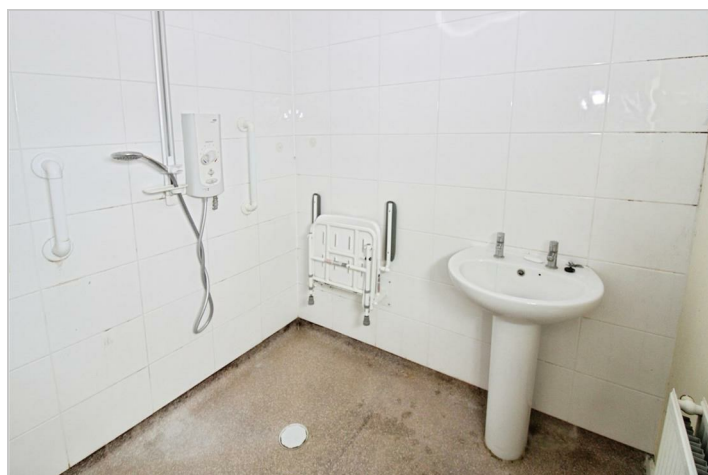
Coalfield or Mining Area -No

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.



Road Map



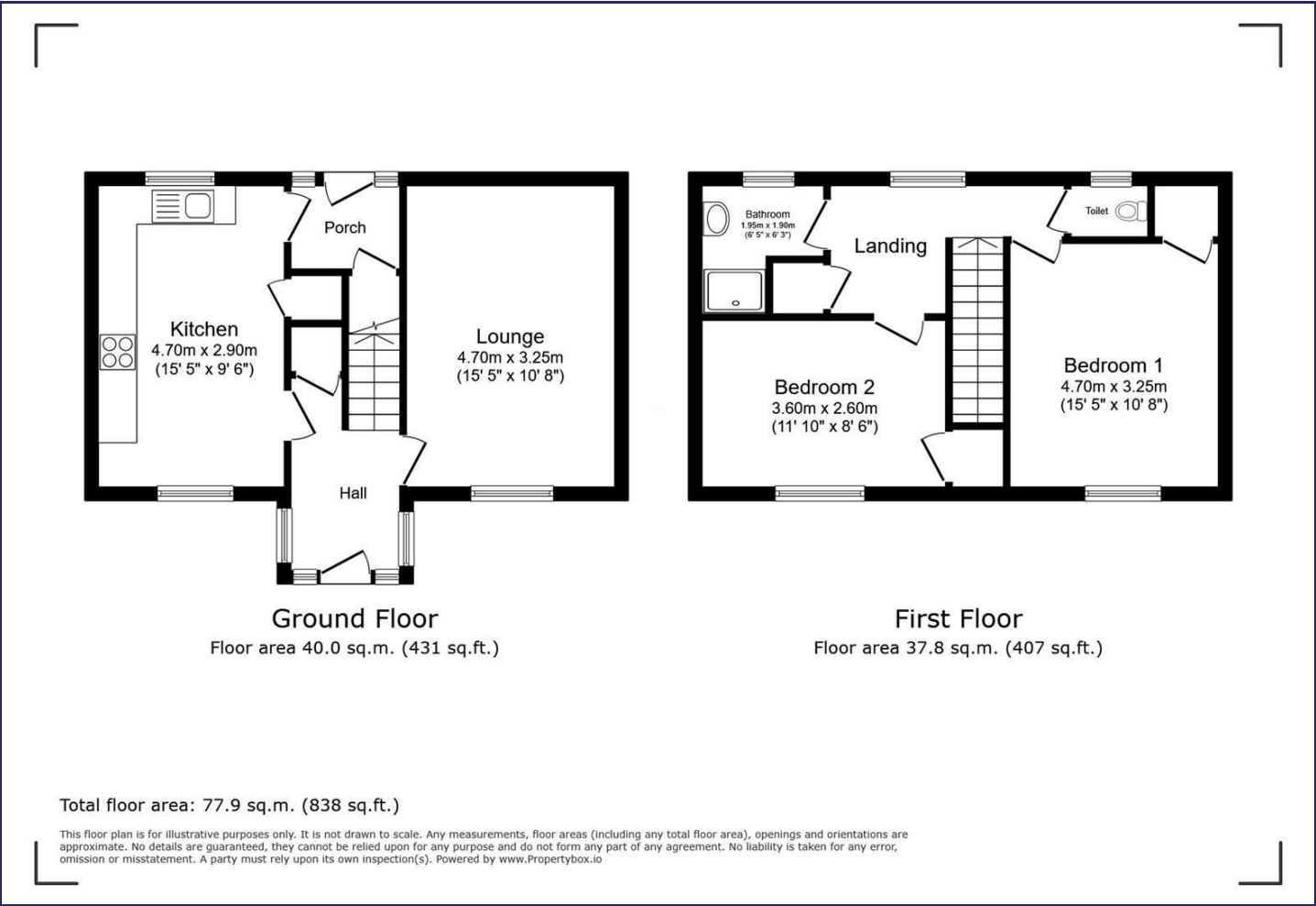
Hybrid Map



Terrain Map



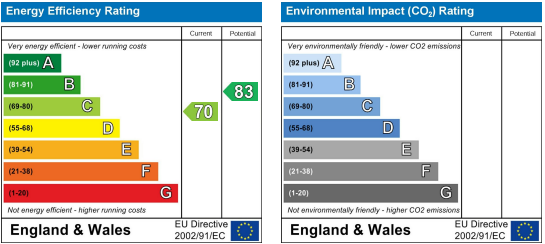
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

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.