

Whitakers

Estate Agents



9 Elloughton Grove, Hull, HU6 8PJ

Offers Over £99,950

LOCATED TO THE NORTH WEST OF THE CITY, OCCUPYING A CUL DE SAC POSITION AND ENJOYING A LARGER THAN AVERAGE PLOT, THIS TWO BEDROOM END TERRACE PROPERTY IS IDEALLY SUITED TO THE FIRST TIME BUYER OR SMALL FAMILY UNIT.

THE WELL PRESENTED ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, FITTED DINING KITCHEN WITH BUILT IN APPLIANCES, GROUND FLOOR CLOAKS, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH VEHICULAR ACCESS TO THE REAR AND CAR PARKING AMENITY TO THE FRONT, APPOINTMENTS TO VIEW ARE WELCOME.

The Accommodation Comprises

Entrance Hall



Staircase off and a radiator.

Lounge 13'10 x 12' max (4.22m x 3.66m max)



Window to the front aspect and a radiator.

Fitted Kitchen 9' x 12' (2.74m x 3.66m)

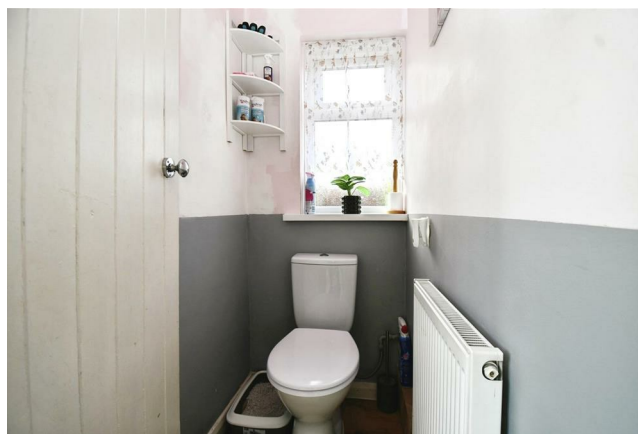


A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap.. Two windows to the rear aspect allowing plenty of natural light, plumbing for an automatic washing machine and a dishwasher, laminate flooring, a radiator and integrated appliances include an electric oven, four ring gas hob and a stainless steel over head extractor canopy.

Rear Porch

Giving access to the gardens, having a useful storage cupboard and leading to ;

Cloaks amenities



A low level wc unit in white, a radiator and laminate flooring.

Bedroom One 13' x 12' (3.96m x 3.66m)



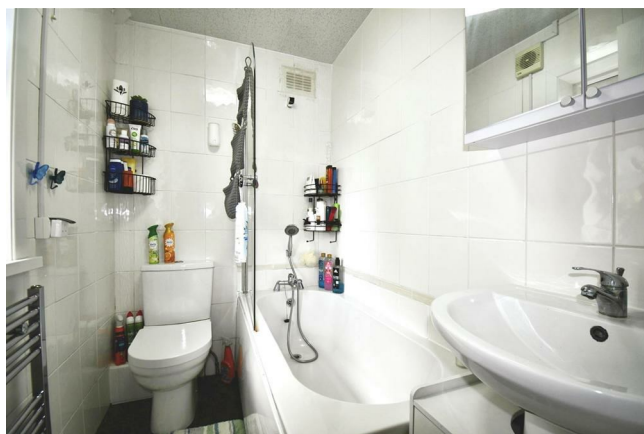
Window to the front aspect, built in wardrobe, built in storage cupboard and a radiator.

Bedroom Two 9'10 x 10'4 max (3.00m x 3.15m max)



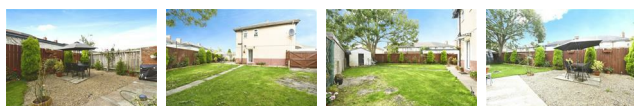
Window to the rear aspect and a radiator.

Bathroom 6'8 x 4'8 (2.03m x 1.42m)



A white suite to comprise panelled bath, wash hand basin and a low level wc. Shower attachment to the bath and a shower screen to the bath side, tiled walls and a chrome heated towel rail.

Outside



The property enjoys a corner position with a larger than average plot at the bottom of a small cul de sac. The rear garden extends to the side and is laid mainly to lawn and decorative aggregates, whilst the front garden is open plan and used for the off street parking of a vehicle.

Car Parking

Tenfoot vehicular access to the rear of the property allows possible off road parking amenities.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 10000 Mbps

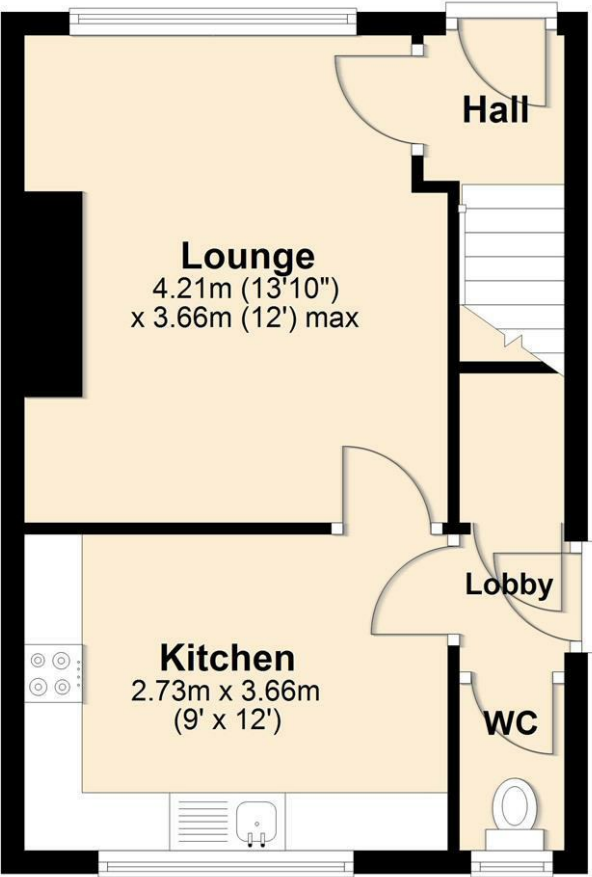
Coastal Erosion - No

Coalfield or Mining Area -No

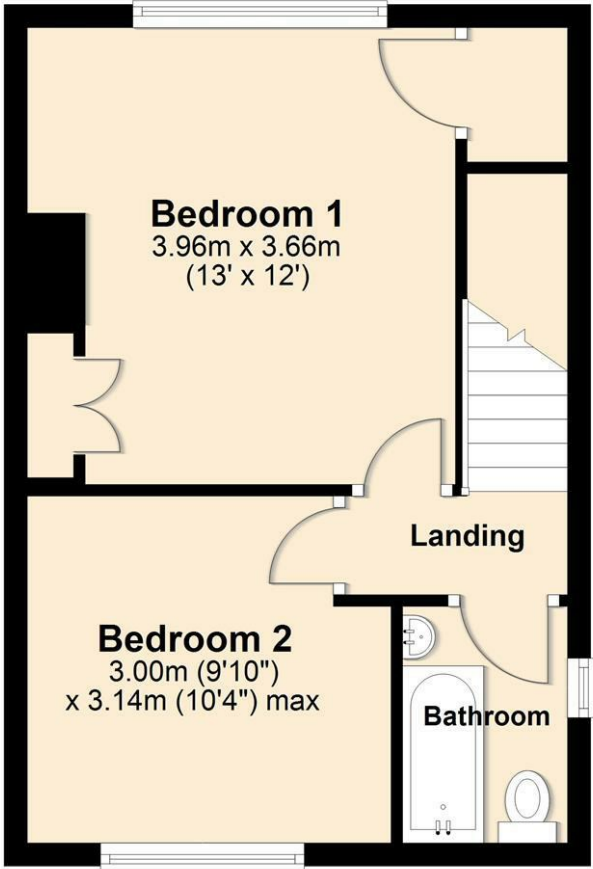
Planning -No

Floor Plan

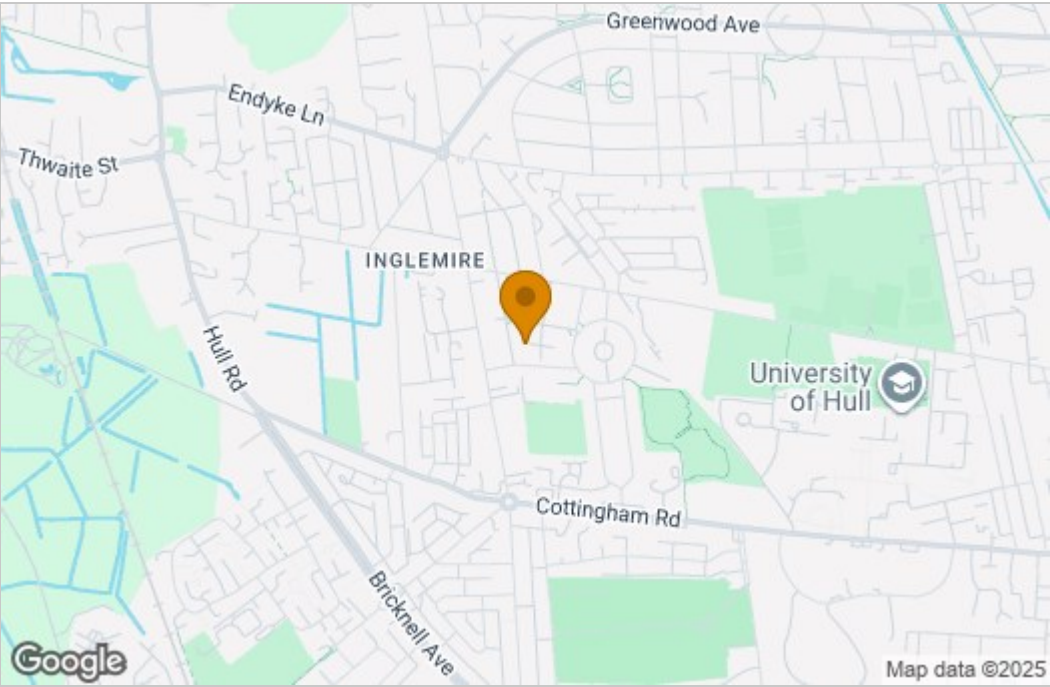
Ground Floor



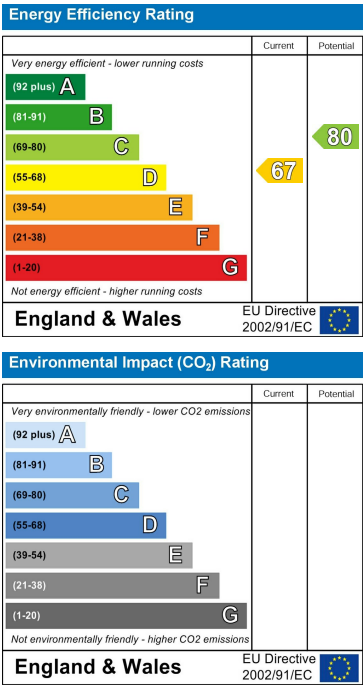
First Floor



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.