

Whitakers

Estate Agents



107 Grosvenor Road, Hull, HU7 3FF

Asking Price £265,000

Whitakers are delighted to bring this Stunning 4 bedroom detached home to the market!

Situated in a most desirable cul-de-sac on the ever popular Kingswood development, well situated for the array of retail and leisure facilities available at Kingswood Retail Park as well as highly regarded Primary and Secondary Schools and excellent transport links around the City, the property would be ideal for the growing family looking for a spacious property in "move-in" condition!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, living room, modern fitted kitchen/dining room, utility room and downstairs cloakroom to the ground floor whilst to the first floor there are 4 generously sized bedrooms, the master being en-suite together with a modern family bathroom!

Having the additional benefit of off road parking for multiple vehicles and garage together with a spacious and landscaped rear garden, the property also benefits from gas central heating and uPVC glazing throughout, internal inspection really is necessary to fully appreciate the quality of accommodation available!

The Property Comprises

Entrance Hall



Composite Door into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 15'8" x 11'1" (4.79 x 3.39)



With uPVC window to front aspect, laminate flooring, central heating radiator, media wall with feature electric fire, leading into the;

Kitchen/Diner 10'2" x 18'4" (3.12 x 5.61)



A stunning range of wall, drawer and base units with contrasting worktops, vinyl flooring, stainless steel sink with mixer tap, Four ring gas hob with extractor fan, integrated fridge, freezer and dishwasher. radiator, storage cupboard, uPVC window and French doors leading into the rear garden.

Utility Room



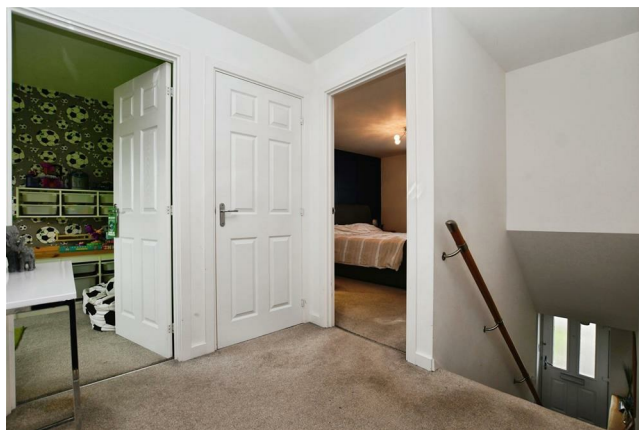
Vinyl flooring, fitted wall units, work surface with space and plumbing for washing machine. Composite door to side and internal door into....

Downstairs WC



With low flush wc, hand wash basin, vinyl flooring, central heating radiator and uPVC window to rear.

First Floor Landing



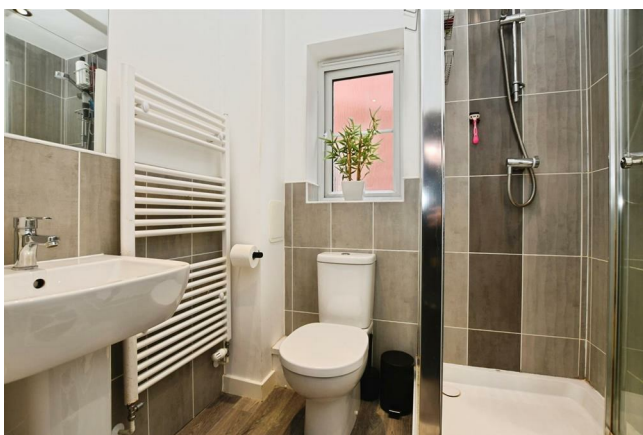
Stairs to first floor landing with carpeted flooring, loft access hatch and built in storage cupboard.

Master Bedroom 13'1" x 11'4" (4.00 x 3.46)



Master bedroom with carpeted flooring, uPVC window to front aspect, central heating radiator, built in storage cupboard walk in wardrobe and door into....

En-Suite



Shower cubicle with mains shower, low flush wc and hand wash basin. Towel radiator, vinyl flooring, part tiled walls, extractor fan and uPVC window to side aspect.

Bedroom Two 12'2" x 9'3" (3.73 x 2.84)



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

Bedroom Three 9'7" x 9'3" (2.94 x 2.84)



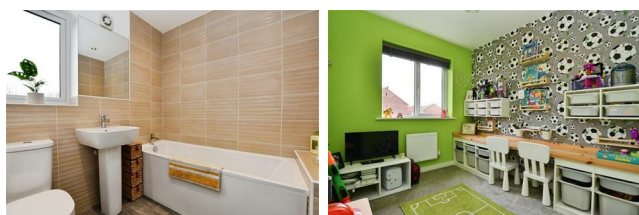
uPVC window to rear aspect, carpeted flooring, and central heating radiator.

Bedroom Four 9'8" x 7'2" (2.95 x 2.20)



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

Family Bathroom



Modern bathroom comprising bath, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, ceiling spotlights, extractor fan and uPVC window to rear aspect.

Garage

The integral garage is approached via front driveway with up and over door also having access through the utility and electric supply.

Gardens



The property lies on a peaceful cul-de-sac and the front of the property is laid to provide off road parking for up to 3 vehicles. Side gate access leads to the generously sized low maintenance landscaped garden with laid lawn, paved patio seating area whilst perimeter fencing affords a good level of privacy.

Tenure

This Property is Freehold

Council Tax

Hull City Council
Band D

EPC

EPC rating C

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 - Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

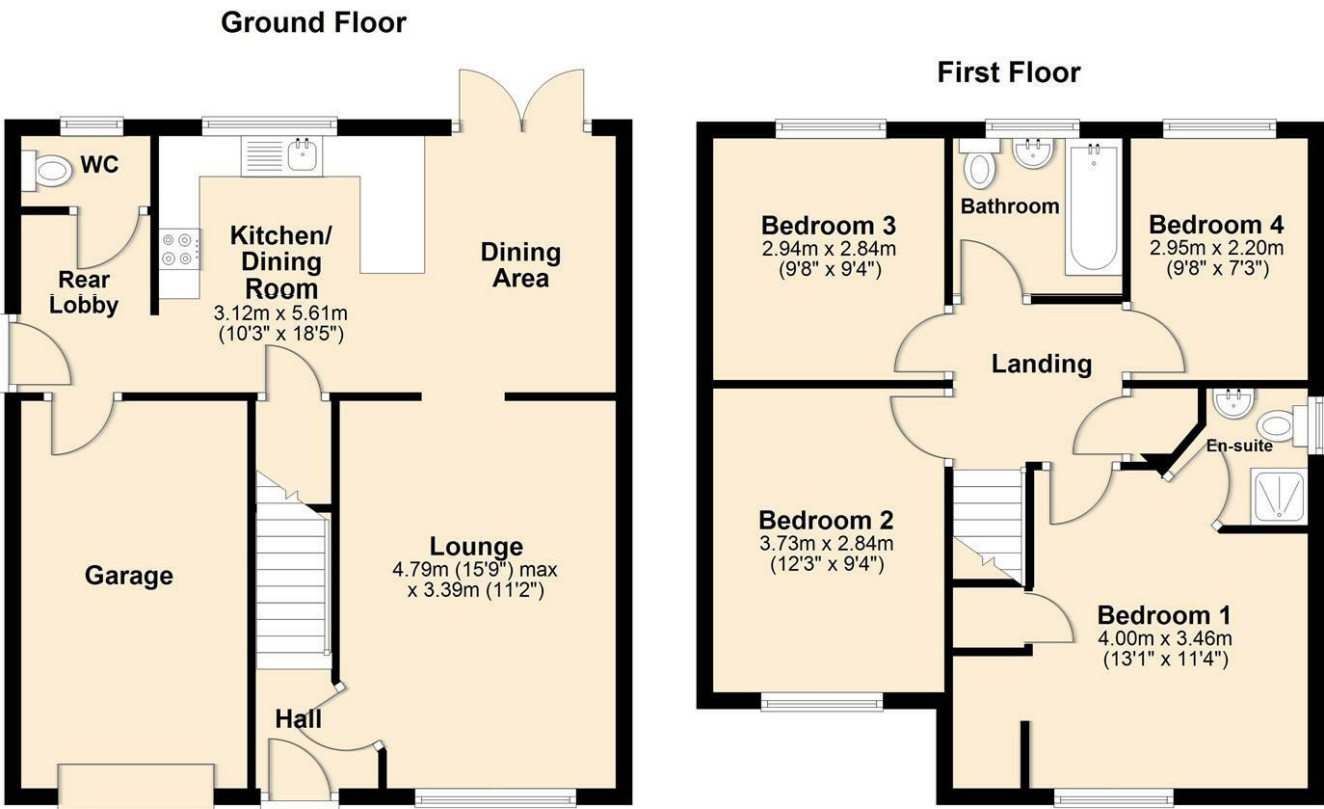
Coalfield or Mining Area - No

Planning - No

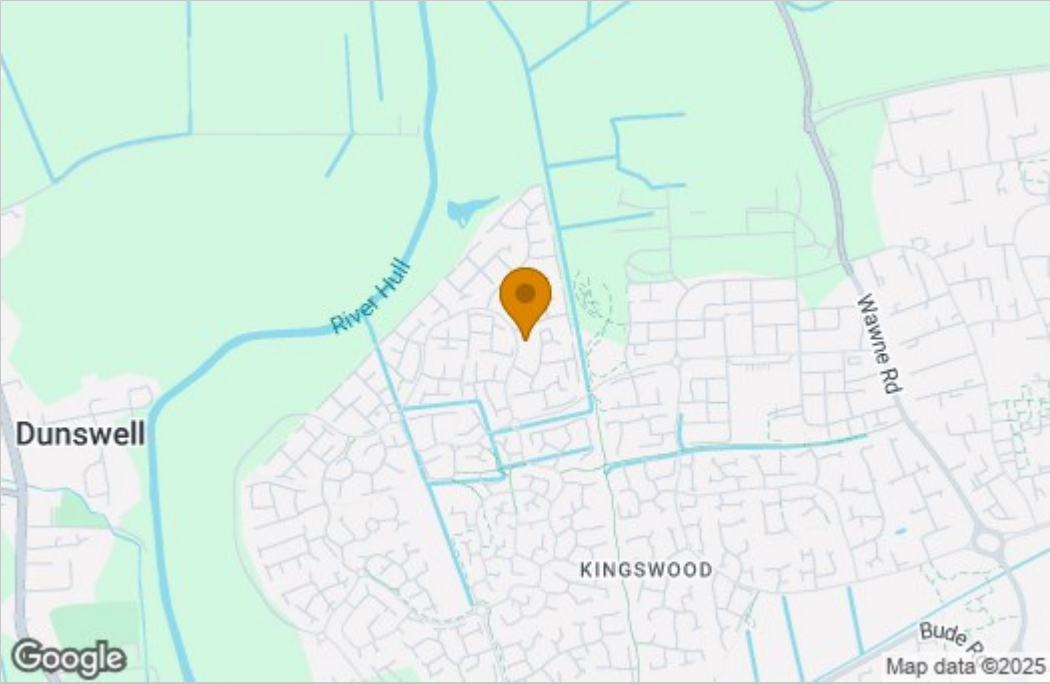
Whitakers Estate Agent Declaration:

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.

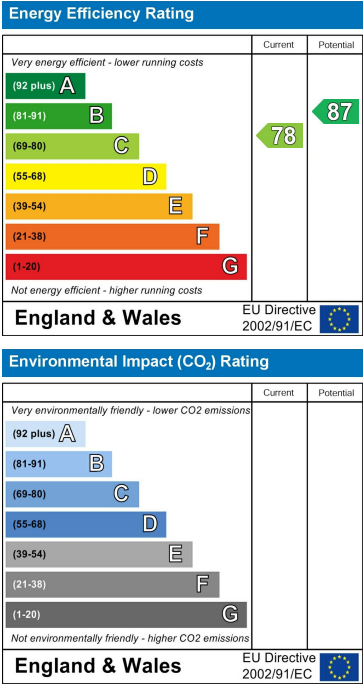
Floor Plan



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.