

Whitakers

Estate Agents



21 Grosmont Close, Hull, HU8 9LW

£199,950

OCCUPYING A CUL DE SAC POSITION OFF THE POPULAR HOWDALE ROAD TO THE EAST OF THE CITY, THIS MODERN STYLE SEMI DETACHED HOUSE HAS BEEN EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION IDEALLY SUITED TO THE GROWING FAMILY.

THE PROPERTY BRIEFLY AFFORDS ENTRANCE HALL, CLOAK ROOM, LOUNGE, FITTED KITCHEN WITH APPLIANCES, DINING AREA, THREE FITTED BEDROOMS TO THE FIRST FLOOR AND A BATHROOM WITH A WHITE SUITE AND AN INDEPENDENT SHOWER ENCLOSURE. HAVING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, ATTRACTIVE GARDENS AND SIDE DRIVEWAY TO A GARAGE, THE PROPERTY IS WELL PRESENTED THROUGHOUT AND FURTHER ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

The Property Comprises

Entrance Hall

Staircase off, window to the side aspect, radiator, built in storage cupboard and under stairs storage cupboard.

Cloak Room

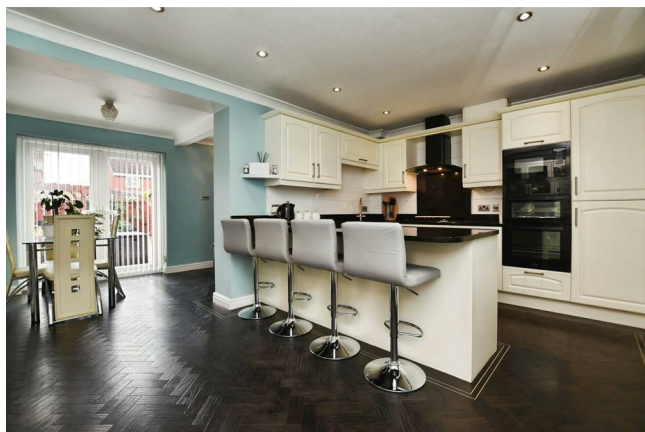
A low level wc , wash hand basin within a vanity unit, a tiled floor and under floor heating.

Lounge 16'7" x 10'5" (5.08 x 3.19)



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

Fitted Kitchen 19'1" x 16'9" (5.84 x 5.13)



A lovely range of fitted floor and wall units with granite work surfaces having an inset sink unit with mixer tap. There is a matching breakfast bar, spotlights to the ceiling, partially tiled walls, tiled floor, a radiator and integrated appliances include an electric oven and grill, five ring gas hob, an extractor canopy, dish washer, fridge/freezer, wine fridge and a microwave oven.

Dining Area



Personnel door to the rear aspect and also Patio doors giving access to the rear garden

First Floor Landing

Carpeted flooring, uPVC window to the side aspect, hatch giving access to the loft.

Bedroom One 14'9" x 9'8" (4.51 x 2.96)



Window to the rear aspect, fitted wardrobes, over head cupboards, dressing table unit and drawers with seat, bedside cabinets and a radiator.

Bedroom Two 13'5" x 10'4" (4.10 x 3.16)



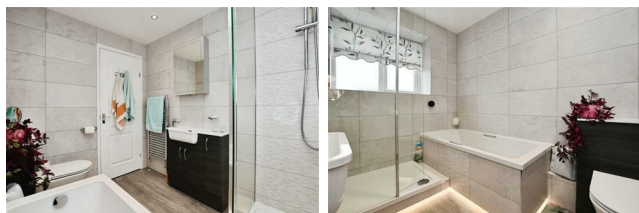
Window to the front aspect, fitted wardrobes, over head cupboards, bedside cabinets and drawers and a radiator.

Bedroom Three 9'7" x 6'9" (2.94 x 2.07)



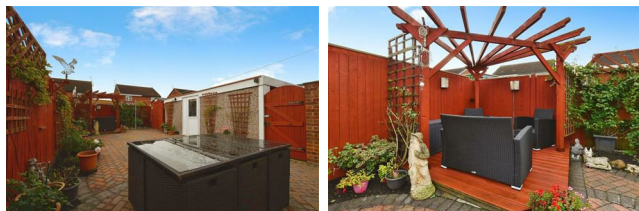
Window to the front aspect, fitted cabin bed , a fitted wardrobe and a radiator.

Bathroom



A white suite to comprise panelled bath, a wash hand basin and a low level wvc within a vanity unit. Spotlights to the ceiling, tiled walls, a radiator and there is a shower unit within an independent enclosure

Gardens



To the front of the property is a garden laid to decorative aggregates and to the rear a garden which is laid to block paved patio with a decking seating area and a pergola.

Garage



A side driveway gives access to a single garage which has a roller shutter vehicular door, a side personnel door and has electricity supplied.

Council tax
Hull City Council
Band C

Tenure
This Property is Freehold.

There is solar panels that have been fitted to the property which are on a lease - lease details to follow

EPC
Awaiting EPC

Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Basic 4 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

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.

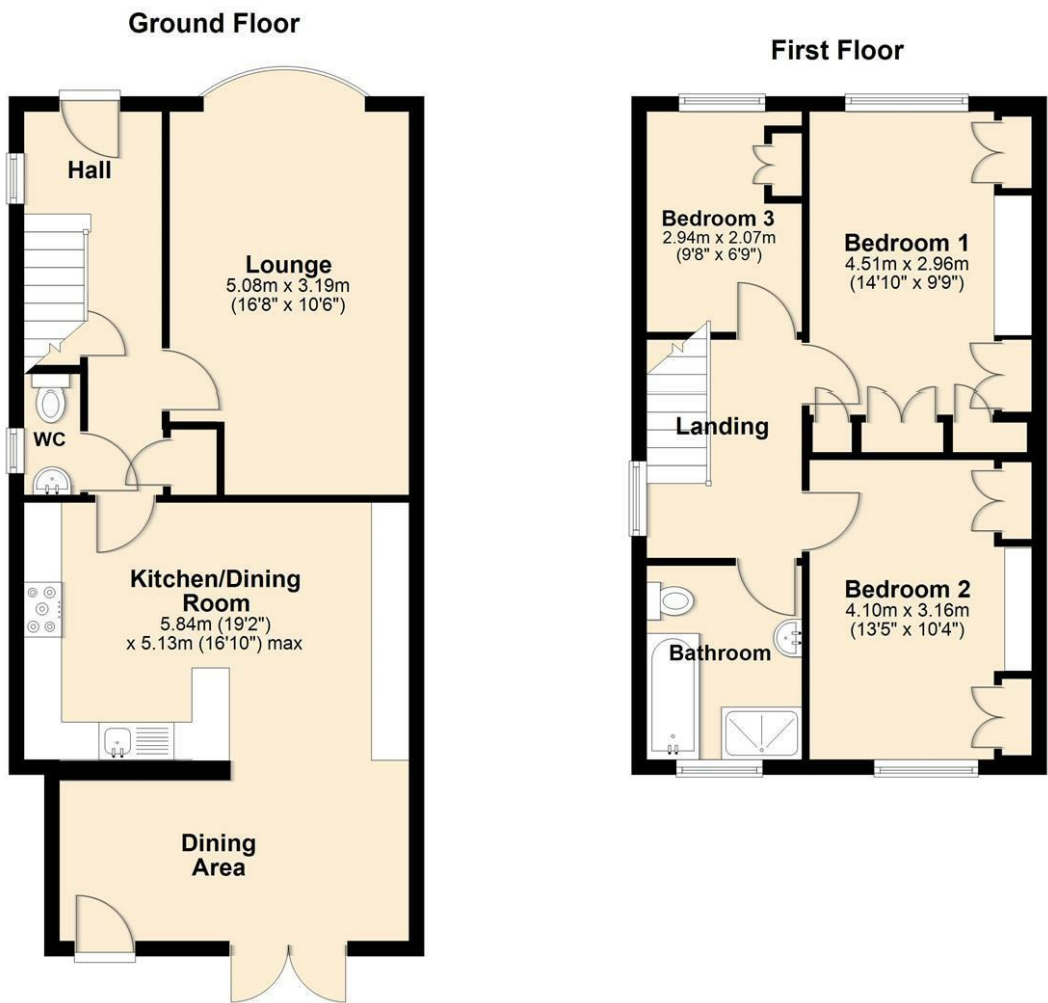
Free Market Appraisals/Valuations

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.

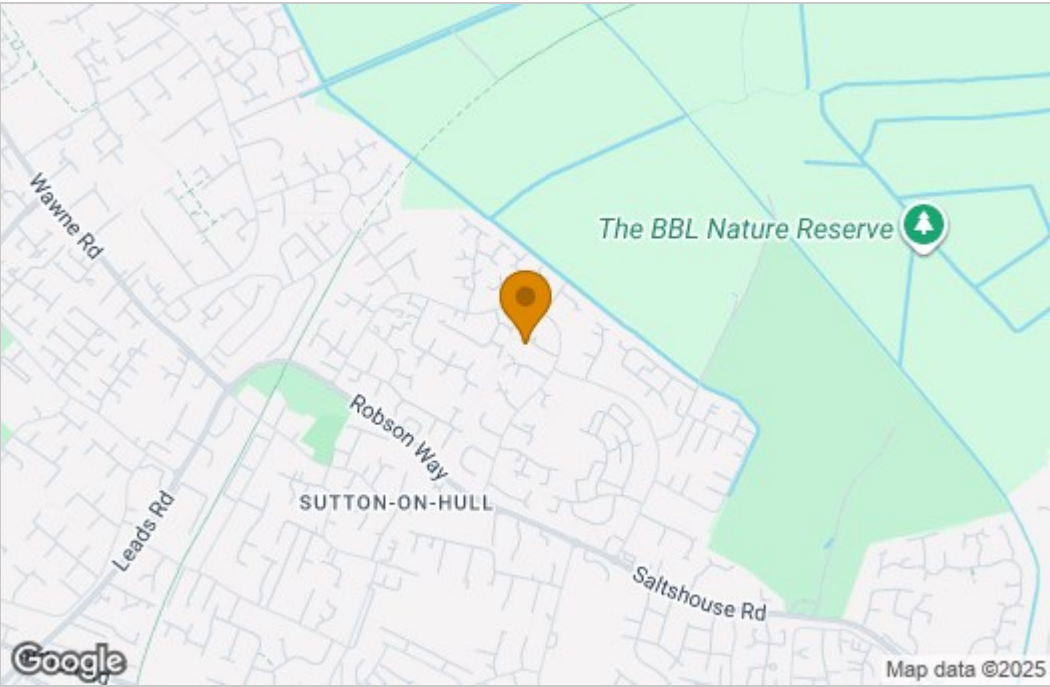
Whitakers Estate Agent Declaration:

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.

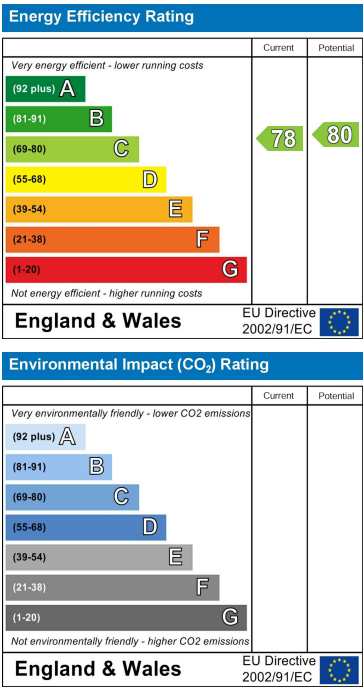
Floor Plan



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.