

Whitakers

Estate Agents



9 Starella Grove, Hull, HU3 5DJ

£115,000

No Onward Chain!

This deceptively spacious four bed semi detached property has been altered over recent years to now provide a good sized family home in this sought after location.

The property would benefit from some TLC / cosmetic enhancement however priced to reflect this and saves paying a huge premium for someone else's work and tastes.

The main features include - entrance, open plan kitchen / diner, front lounge and useful ground floor W.C.

The first floor boasts three good bedrooms (bed one fitted) along with the family wet room and fixed staircase to bedroom four with roof window and storage.

Externally to the front of the property is a walled low maintenance garden with side drive leading to the attached wooden store. The rear garden is enclosed to the boundary, mainly laid to gravel with well stocked borders.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

With laminate flooring, central heating radiator and useful under stairs storage cupboard.

W.C

Low flush W.C with wash basin and Upvc double glazed window.

Lounge 15'9 x 10'4 (4.80m x 3.15m)



With Upvc double glazed bay window to the front aspect, central heating radiator and wall mounted Gas fire with decorative surround.

Kitchen / diner 17'1 x 10'5 (5.21m x 3.18m)



With a range of floor and eye level units and complimentary worksurfaces above and splash back tiling. Laminate flooring and central heating radiator. Sink with mixer tap, Oven, Hob and Hood above. Upvc double glazed window and French doors that open out to the garden.

First Floor

Landing

With fixed stairs leading to bedroom four and built in storage cupboards.

Bedroom One 10'6 x 10'5 (3.20m x 3.18m)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Two 16'0 x 7'7 (4.88m x 2.31m)



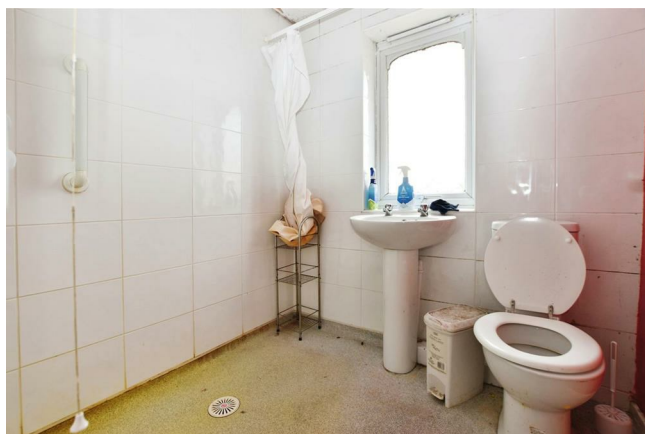
With central heating radiator and Upvc double glazed window.

Bedroom Three 12'8 x 9'2 max (3.86m x 2.79m max)



With central heating radiator and Upvc double glazed window.

Wet Room 6'1 x 5'5 (1.85m x 1.65m)



Wet room with tiled walls and wall mounted electric shower. Pedestal sink, low flush W.C and Upvc double glazed window.

Bedroom Four 13'2 x 8'6 (4.01m x 2.59m)



With laminate flooring, roof window and central heating radiator.

External



Walled low maintenance garden mainly gravel with side drive leading to the attached wooden store. The rear garden is enclosed to the boundary, again low maintenance in design and mainly laid to gravel.

Tenure

The property is freehold.

Council Tax Band

Council Tax Band A

Material Information

Construction- Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three /

O2

Broadband - Basic 6 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 sale 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 -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

Whitakers Estate Agent Declaration

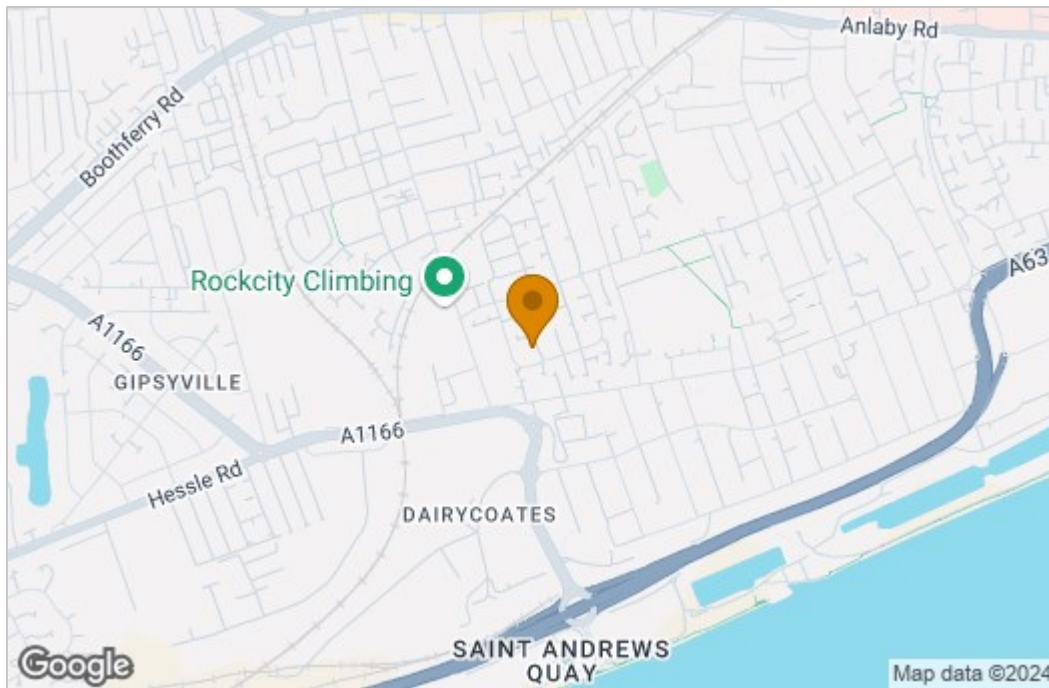
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Floor Plan

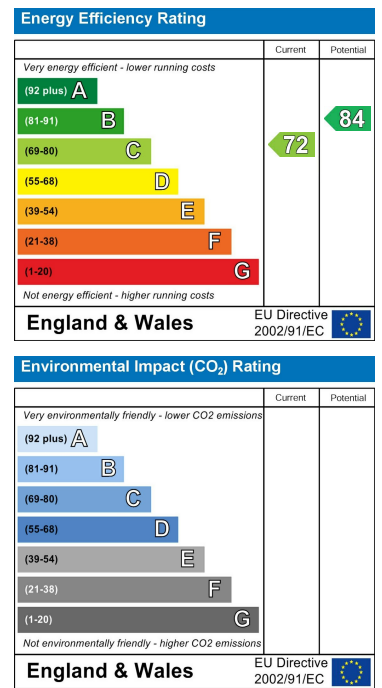


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.