

# Whitakers

Estate Agents



## 46 Hayton Grove, Hull, HU4 6JX

**£185,000**

We offer to the market this three bedroom family detached home with no chain involved.

The property briefly comprises to the ground floor; lounge, breakfast kitchen and useful downstairs W.C whilst three double bedrooms (master boasting en-suite facilities) and family bathroom are located to the first floor. Benefiting from an integral garage and driveway providing off road parking.

Situated within close proximity to the nearby village of Hessle and transport links to the city centre.

We advise internal inspection of this property.

The accommodation comprises



Entrance Hall  
Leading to;

Lounge 18'1" x 10'11" max (5.52 x 3.34 max)



UPVC double glazed window and two gas central heating radiators.

Breakfast Kitchen 12'9" x 10'10" max (3.90 x 3.31 max)



UPVC double glazed window and French windows leading to the gardens, gas central heating radiator and wall mounted gas central heating boiler. Fitted with a range of base, wall and drawer units with fitted worktops and tabs, enamel single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob,

Inner Hallway  
Staircase leading to the first floor landing.

Cloakroom



UPVC double glazed window, gas central heating radiator, low flush WC and wash basin.

First Floor Landing

UPVC double glazed window, gas central heating radiator and an airing cupboard housing the hot water cylinder.

Bedroom One 16'4" x 10'11" max (5.00 x 3.33 max)



UPVC double glazed window and a gas central heating radiator.

En-Suite



UPVC double glazed window, gas central heating radiator and an extractor fan. Partially tiled and fitted with a three piece suite comprising shower

cubicle, pedestal wash basin and a low flush WC.

Bedroom Two 13'3" x 9'0" max (4.06 x 2.75 max)



UPVC double glazed window and a gas central heating radiator.

Bedroom Three 11'1" x 7'7" max (3.40 x 2.33 max)



UPVC double glazed window and a gas central heating radiator.

Bathroom



UPVC double glazed window and gas central heating radiator. Partially tiled and fitted with a three piece suite comprising; panelled bath with a mixer a shower, pedestal wash basin and a low flush WC.

Integral Garage

Integral brick garage with an up and over door.

Externally



To the front of the property there is a lawned garden and side driveway. A path leads to the rear garden which is mainly lawned with a patio area and fencing to the surround.

Tenure

The property is freehold.

Council Tax Band

Hull City Council- Council Tax Band C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 17 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional products and services

Whitakers 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.

Disclaimer

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.

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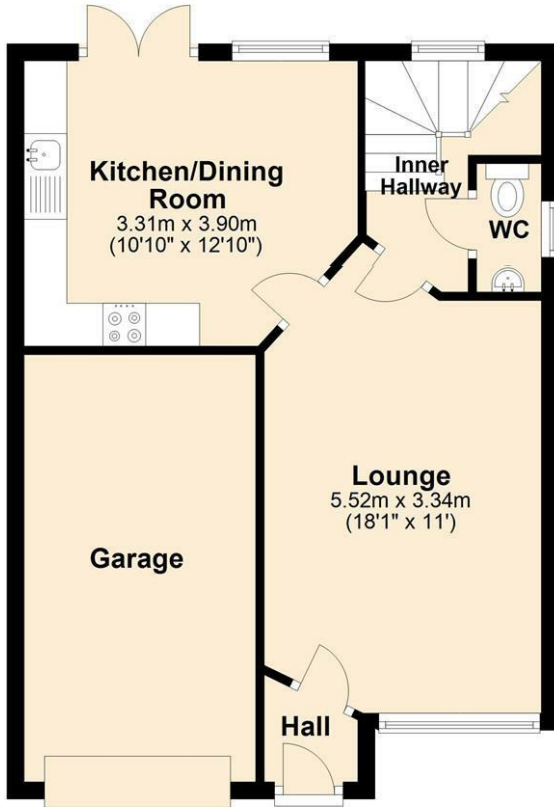
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#### Sales valuations

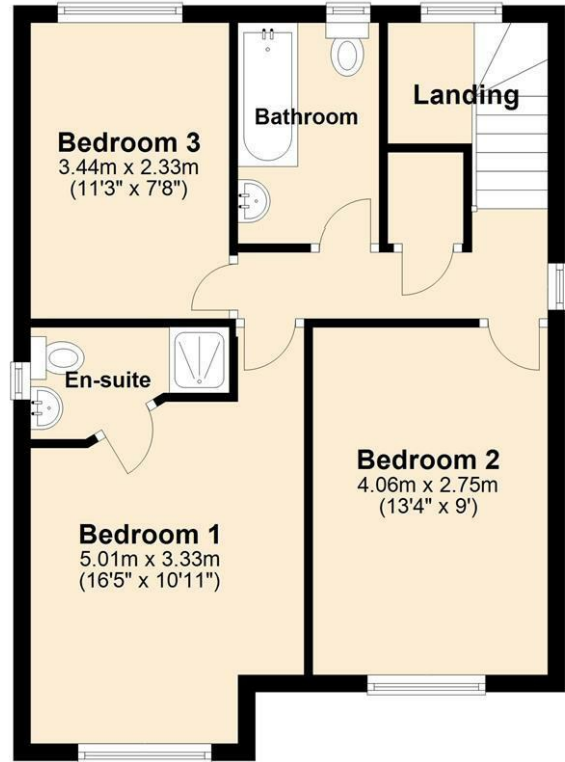
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

## Ground Floor

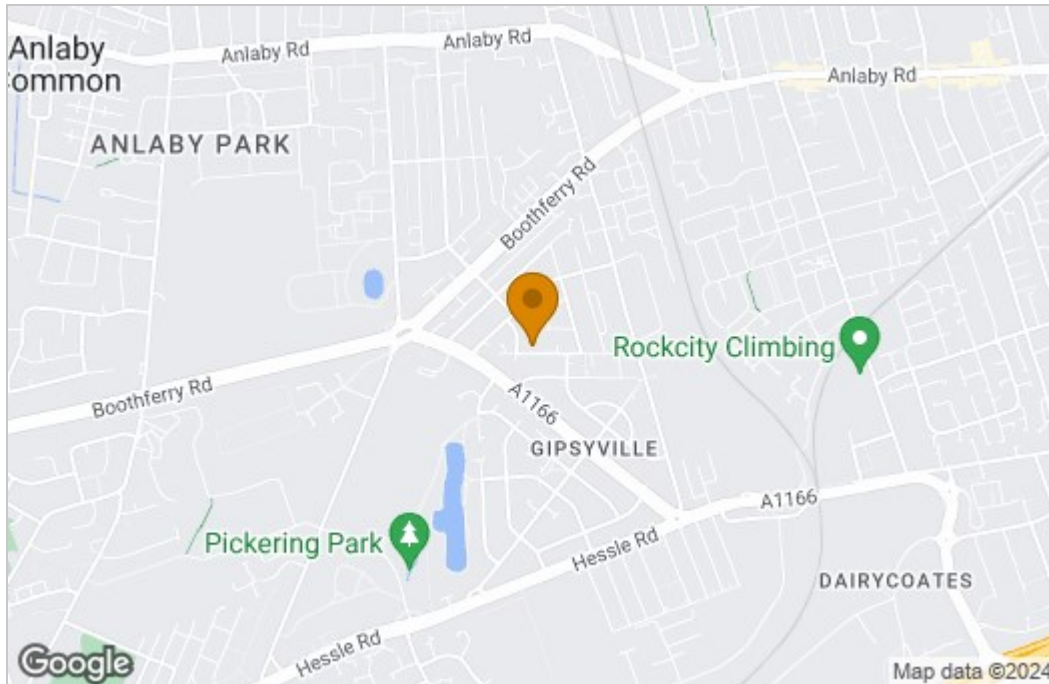


## First Floor

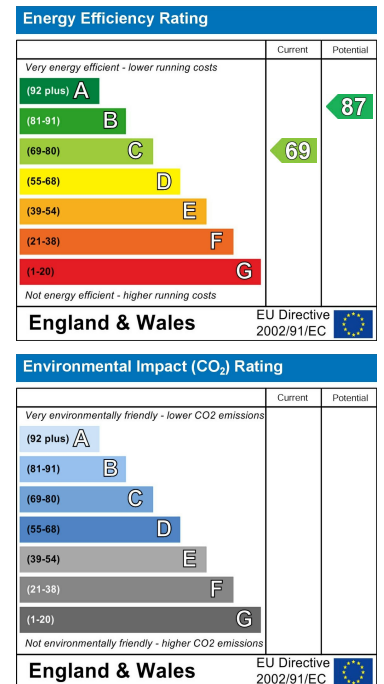


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.