

Whitakers

Estate Agents



72A Belgrave Drive, Hull, HU4 6DW

£152,000

NO CHAIN INVOLVED!!

This immaculate two bed semi-detached property has been well maintained throughout, and offered to the market as move into condition, perfect as a first step onto the ladder or should also suit young families due to its proximity to great local schools and a wide range of local amenities.

The main features include front lounge with bay window, modern fitted kitchen and conservatory addition to the rear. The first floor boasts two good bedrooms together with the well-appointed family bathroom suite. Externally to the front is a low maintenance garden designed for off street parking and the rear garden is enclosed to the boundary and again low maintenance in design.

Early viewings advised to fully appreciate the accommodation on offer.

Accommodation Comprises

Entrance

Low maintenance front garden with block paving for on street parking. UPVC double glazed door.

Lounge 11'11 x 10'6 (3.63m x 3.20m)



UPVC double glazed bay window, electric fire with marble hearth and radiator.

Kitchen 11'1 x 10'5 (3.38m x 3.18m)



UPVC double glazed window and UPVC French doors leading to the conservatory. A range of base, drawer and wall units with splash back tiles. Laminate flooring and splash back tiles. Integrated oven and hob with extractor over.

Conservatory 9'0 x 9'0 (2.74m x 2.74m)



UPVC double glazed French doors leading to the garden and laminate flooring.

First Floor Landing

Bedroom One 12'0 x 10'7 (3.66m x 3.23m)



UPVC double glazed bay window and radiator.

Bedroom Two 9'0 x 6'6 (2.74m x 1.98m)



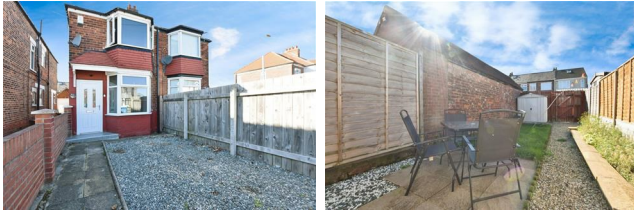
UPVC double glazed window and radiator.

Bathroom 8'11 x 4'5 (2.72m x 1.35m)



UPVC double glazed window, panelled bath, pedestal sink and low flush WC.

Externally



Low maintenance garden to the front designed for off street parking. Externally to the rear is an enclosed garden which is mainly laid to lawn with a patio area to enjoy al fresco dining in the warmer months.

Council Tax

The local authority for this property is Hull City Council and we understand the council tax band to be band A. The annual council tax charge for 2022/2023 is £1256.80.

Tenure

This property is freehold.

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 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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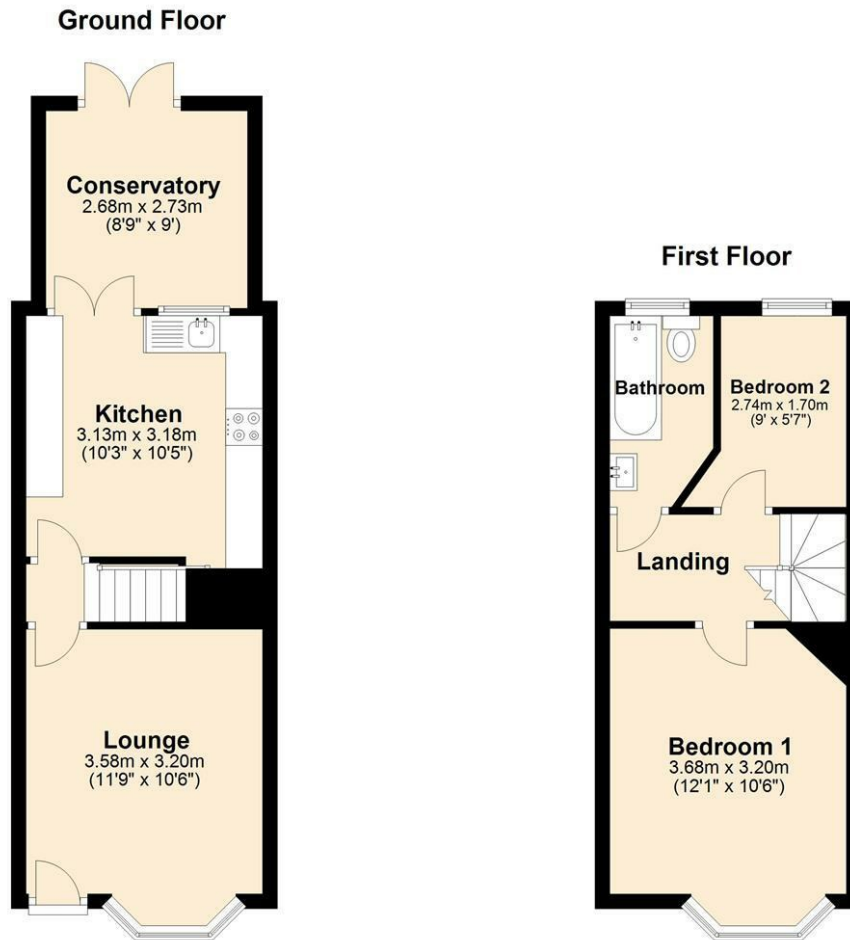
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Sales valuations

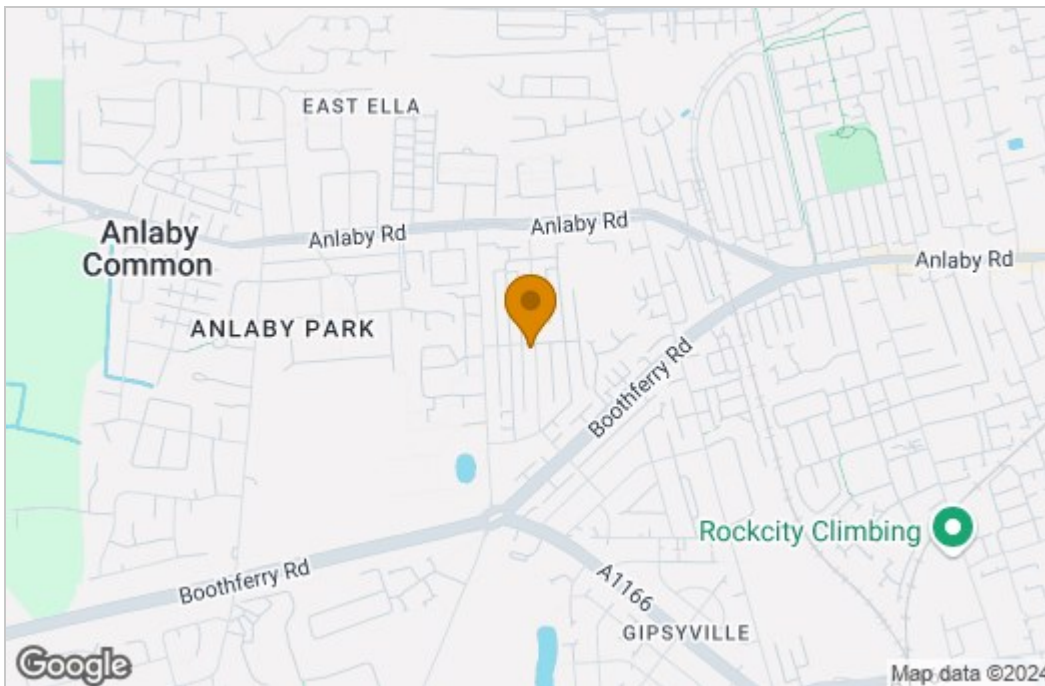
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

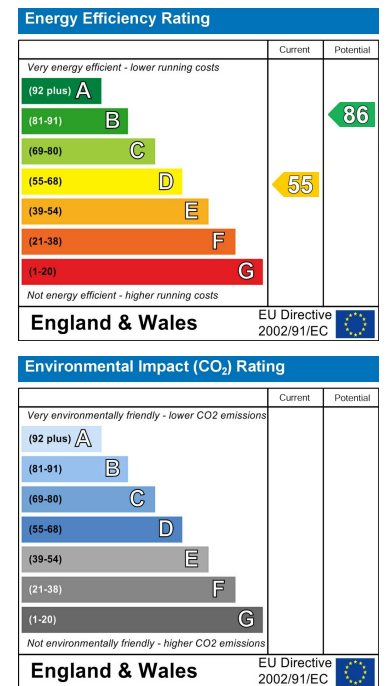


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.