

# Whitakers

Estate Agents



## 121 West Grove, Hull, HU4 6RH

**Offers Over £185,000**

We welcome to the market this immaculately presented three bedroom semi-detached property, boasting three bedrooms with the third boasting en-suite W.C facilities

The property briefly comprises; entrance, lounge, fitted kitchen/diner with integrated appliances and a conservatory. The first floor comprises of two bedrooms, additional office space and family bathroom, whilst to the second floor lies the third bedroom benefiting storage suite and an en-suite W.C.

To the front of the property there is a lawned garden with wrought iron fencing and double gates leading to the side driveway. The driveway in turn leads to a large enclosed carport with double doors to the front, access from the rear garden with shelving and electric laid on. At the rear of the property there is a large paved patio and a lawned garden with fencing to the surround and a bar area, ideal for entertaining.

We highly recommend early viewings of this property.



## The Accommodation Comprises



### Entrance Hall

UPVC double glazed entrance door, gas central heating radiator, laminate flooring and staircase to the first floor landing.

Lounge 16'6 x 11'3 (5.03m x 3.43m)



UPVC double glazed window, gas central heating radiator, feature fireplace with a living flame fire, under stairs storage cupboard, dado rail and laminate flooring.

Dining Kitchen 8'9 x 14'7 (2.67m x 4.45m)



UPVC double glazed window and double doors leading to the conservatory, gas central heating radiator and laminate flooring. Fitted with a range of base, wall and drawer units with fitted worktops, a breakfast bar and tiled splash backs, enamelled single drainer sink unit with a mixer tap, integrated appliances include a split level oven and hob with a cooker hood over, dishwasher and washing machine.

Conservatory 8'7 x 11'6 (2.62m x 3.51m)



UPVC double glazed windows and double doors leading to the gardens and laminate flooring.

### First Floor Landing

UPVC double glazed window and an airing cupboard housing the hot water cylinder.

### Landing



UPVC double glazed window and an airing cupboard housing the hot water cylinder.

Bedroom One 13'7 x 8'0 (4.14m x 2.44m)



UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two 11'7 x 8'0 (3.53m x 2.44m)



UPVC double glazed window to the front elevation and a gas central heating radiator.

#### Bathroom



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

#### Office

UPVC double glazed window, gas central heating radiator, wall mounted gas central heating boiler, staircase leading to bedroom three and built in storage cupboards.

Bedroom Three 12'9 x 13'8 (3.89m x 4.17m)



Two double glazed roof windows, fitted wardrobes and access to the eaves.

#### En-Suite W.C



Partially tiled, extractor fan and with a vanity wash basin and WC.

#### Gardens



To the front of the property there is a lawned garden with wrought iron fencing and double gates leading to the side driveway. The driveway in turn leads to a large enclosed carport with double doors to the front, access from the rear garden with shelving and electric laid on. At the rear of the property there is a large paved patio and a lawned garden with fencing to the surround and a bar area, ideal for entertaining.

#### Tenure

The property is freehold.

#### Council Tax Band

Hull City Council- Council Tax Band B

#### Material Information

Construction - Standard

Conservation Area - No



Flood Risk - Low

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

Broadband - Basic 13 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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#### Sales valuations

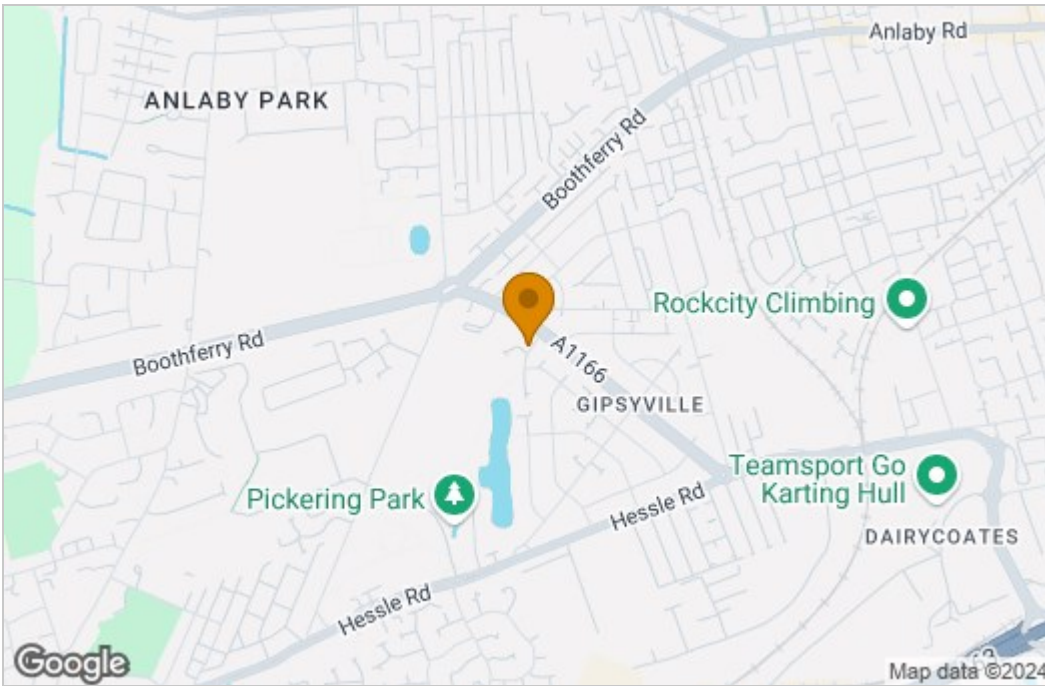
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

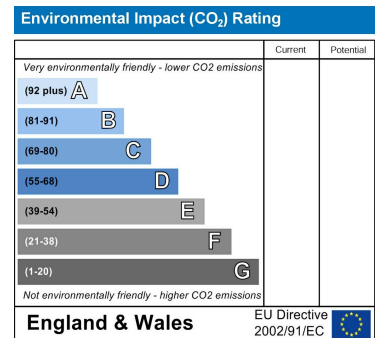
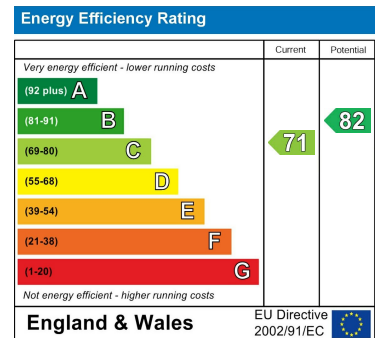


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.