

Whitakers

Estate Agents



71 Norton Grove, Hull, HU4 6HL

Offers In The Region Of £195,000

**** NO ONWARD CHAIN ****

Introducing this recently refurbished three bedroom detached family home which occupies a substantially sized corner plot that is surrounded by an abundance of local amenities, leisure facilities and transport links.

The internal layout briefly comprises ground level entrance porch, spacious lounge and fitted kitchen with French doors opening to the rear garden.

An inner hall incorporating a cloakroom has a fixed staircase to the first floor which boasts a master bedroom with en-suite shower room, two good bedrooms and a bathroom furnished with a three piece suite.

Externally to the front aspect the plot is partly gravelled with boundary hedging and wrought iron fencing to the surround. There is an integral garage, and a side gate opens to the rear of the property.

The enclosed rear garden is also low maintenance in design being gravelled with a patio seating area and a path leading to a further circular seating area further back. Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, the plot is partly gravelled with boundary hedging and wrought iron fencing to the surround. There is an integral garage, and a side gate opens to the back of the property.

Ground floor

Porch

Wooden entrance door, central heating radiator and laminate flooring. Leading to :

Lounge 15'8" x 11'0" maximum (4.78m x 3.37m maximum)



UPVC double glazed window, two central heating radiators and laminate flooring.

Kitchen 10'10" x 12'9" (3.32m x 3.91m)



UPVC double glazed French doors, UPVC double glazed window, central heating radiator, laminate flooring and furnished with a range of white gloss wall and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above.

Inner hall

With fixed staircase to the first floor and laminated flooring. Leading to :

Cloakroom

UPVC double glazed window, laminate flooring and furnished with a wash basin with dual taps and low flush W.C.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, central heating radiator, builtin storage cupboard and carpeted flooring. Leading to :

Bedroom one 16'3" x 10'10" (4.96m x 3.32m)



UPVC double glazed window, central heating radiator and carpeted flooring.

En-suite shower room



UPVC double glazed window, central heating radiator, partly tiled with tile effect laminate flooring and furnished with a three piece suite comprising walk-in enclosure with electric shower, pedestal sink with dual taps and low flush W.C.

Bedroom two 13'3" x 9'1" (4.06m x 2.77m)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 11'4" x 7'6" (3.46m x 2.31m)



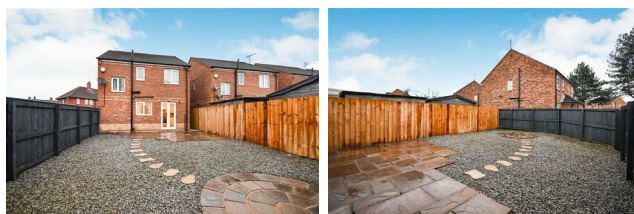
UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



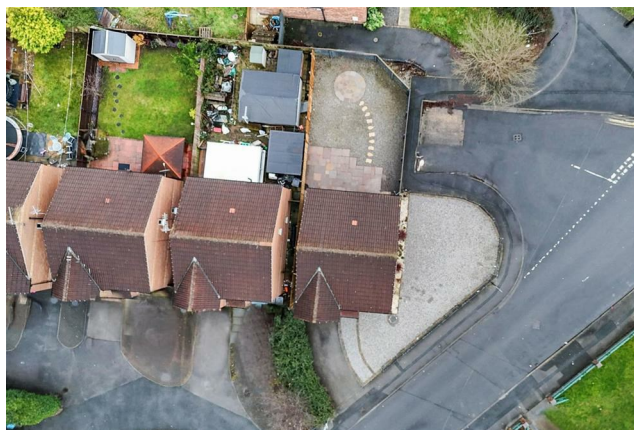
UPVC double glazed window, central heating radiator, partly tiled with tile effect laminate flooring and furnished with a three piece suite comprising panelled bath with dual taps, pedestal sink with dual taps and low flush W.C.

Rear external



The enclosed rear garden is also low maintenance in design being gravelled with a patio seating area and a path leading to a further circular seating area further back.

Aerial view of the plot of 71 Norton Grove



Tenure

The property is held under Freehold tenureship

Council tax band

Council tax band- C

EPC rating

EPC rating TBC

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 - No

Coalfield or Mining Area - 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 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.

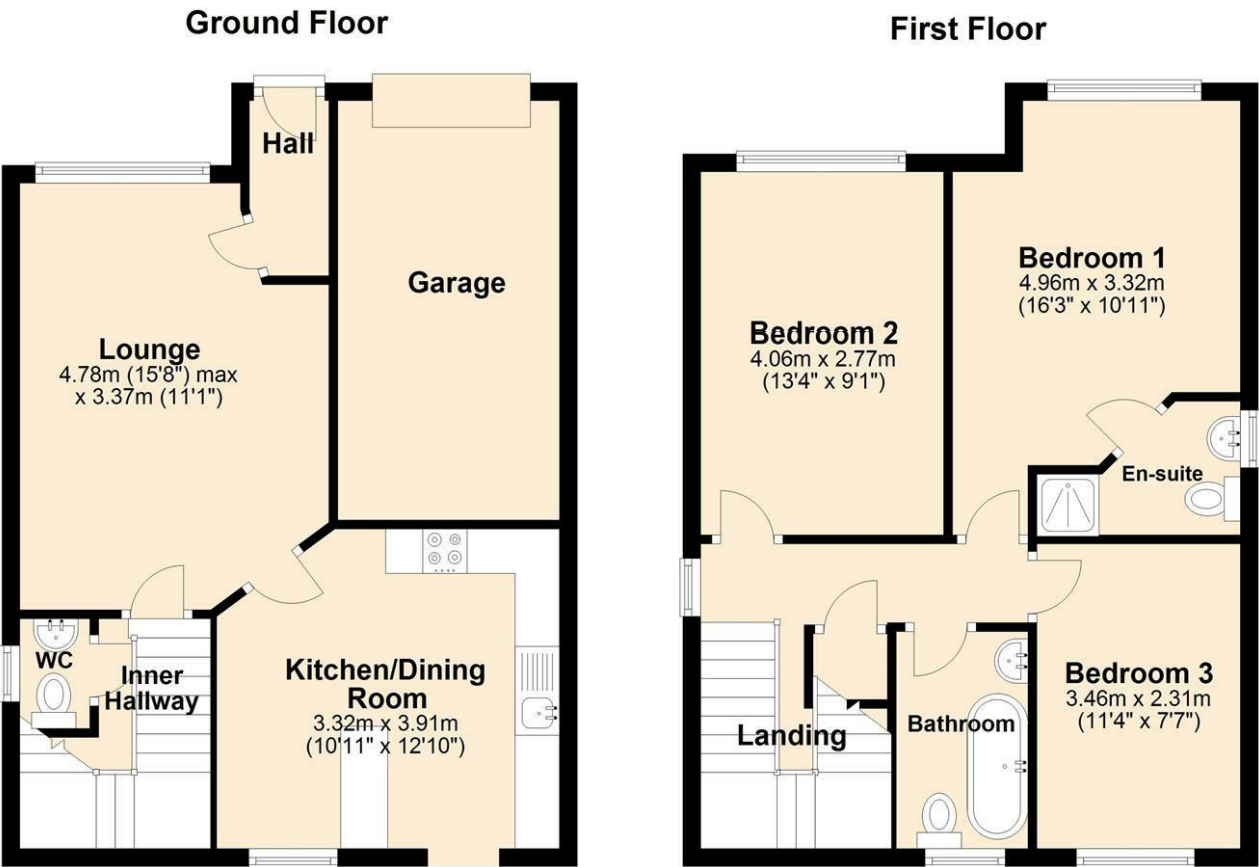
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

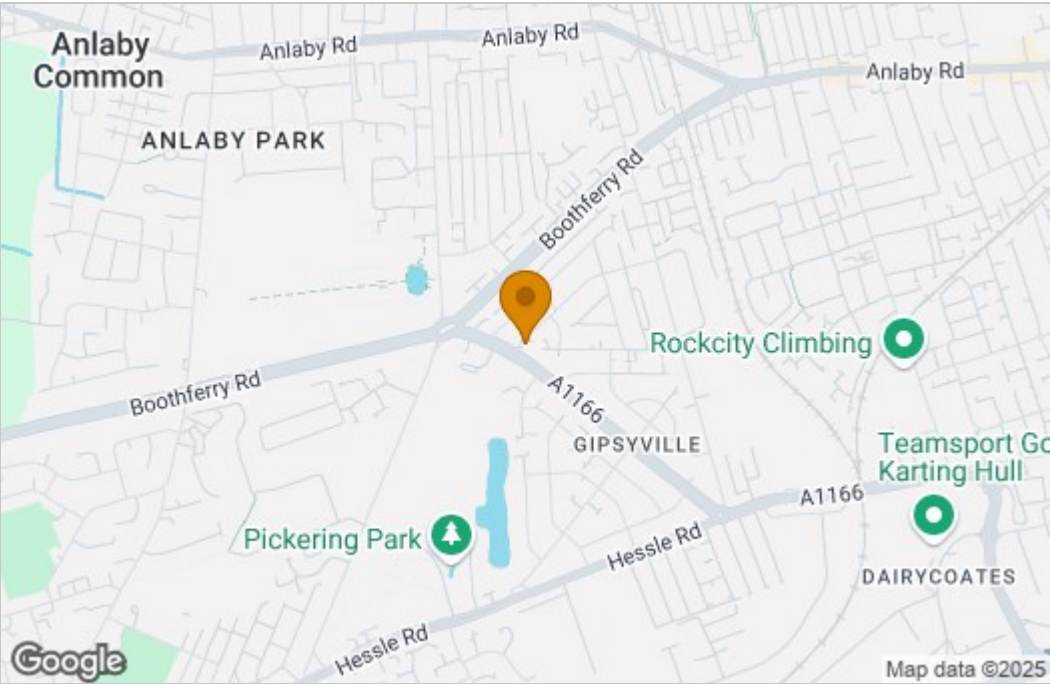
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Floor Plan

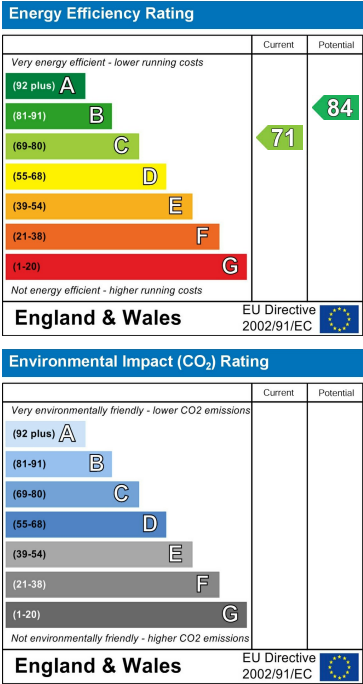


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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