

Whitakers

Estate Agents



35 Midway Grove, Hull, HU4 6JR

Asking Price £155,000

This beautifully presented three bedroom family home is situated in a sought after location and well placed to access local amenities, transport links and local schooling.

The main features include - entrance porch, hallway, open plan lounge / dining room with conservatory off, fitted kitchen and utility area. The first floor boasts a landing space with access to the loft hatch and two built-in storage cupboards, two double bedrooms, good third bedroom and well appointed shower room.

Externally to the front aspect there is a large gravelled courtyard with the kerb lowered to accommodate off-street parking. A side gate opens to the back of the property. The southernly facing rear garden is low maintenance in design being partly laid to lawn with altitral grass and patio seating areas. A wooden gate in the boundary fencing opens to the vehicle accessible ten-foot and the residence also benefits from having storage sheds, an outside tap and power sockets. With the added bonus of an outhouse / bar which is ideal to entertain with friends and family.

The accommodation comprises

Front external



Externally to the front aspect there is a large gravelled courtyard with the kerb lowered to accommodate off-street parking. A side gate opens to the back of the property.

Ground floor

Porch

UPVC double glazed throughout with entrance door and tiled flooring. Opening to :

Entrance hall

UPVC double glazed entrance door, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to :

Lounge / dining room 25' x 11'11 (7.62m x 3.63m)



UPVC double glazed patio doors to the conservatory, UPVC double glazed window, two central heating radiators, log burner with tiled inset / hearth and marbled surround and laminate flooring.

Kitchen 11'11 x 8'1 max (3.63m x 2.46m max)



UPVC double glazed door to the utility room, UPVC double glazed window, laminate flooring and fitted with a range of floor and eye level units, two contemporary worktops, sink with mixer tap and integrated oven with hob and extractor hood above.

Utility room 9'10 x 6'5 (3.00m x 1.96m)



UPVC double glazed window, laminate flooring and fitted with wall and eye level units, contemporary worktop and plumbed for a washer and a dryer.

Conservatory 12'4 x 10' (3.76m x 3.05m)



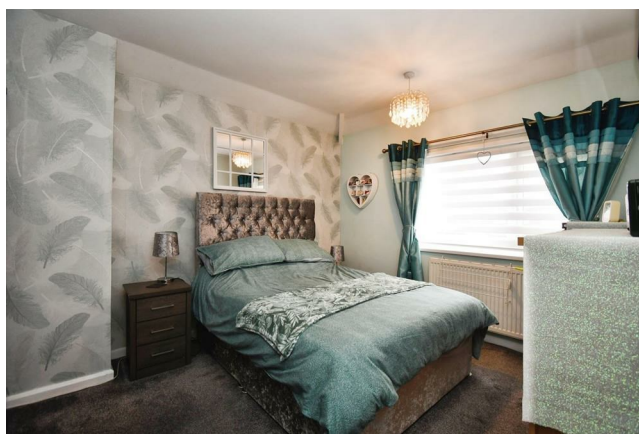
UPVC double glazed throughout with laminate flooring.

First floor

Landing

With access to the loft hatch, two built-in storage cupboards and carpeted flooring. Leading to :

Bedroom one 12'4 x 10'2 (3.76m x 3.10m)



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

Bedroom two 12'5 x 10'2 (3.78m x 3.10m)



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

Bedroom three 8'6 x 8'5 (2.59m x 2.57m)

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

Shower room



Two UPVC double glazed windows, central heating radiator, fully tiled with Lino flooring and furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with dual taps and low flush W.C.

Rear external



The southerly facing rear garden is low maintenance in design being partly laid to lawn with altricial grass and patio seating areas. A wooden gate in the boundary fencing opens to the vehicle accessible ten-foot and the residence also benefits from having storage sheds, an outside tap and power sockets.

Outhouse / Bar



UPVC double glazed French doors, wall mounted electric radiator and laminate flooring. The bar also benefits from having access to power and internet connection.

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 10 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

Other 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.

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

