

# Whitakers

Estate Agents



## 4 Grange Crescent, Hull, HU10 7AU

**£270,000**

**\*\* NO ONWARD CHAIN \*\***

Whitakers Estate Agents are pleased to introduce this immaculately presented semi-detached true bungalow which has been enhanced throughout to be offered to the market in a move-straight-in condition.

Externally to the front aspect, there is a resin driveway that also extends down the side of the building.

Upon entering through the side door, the resident is greeted by an inner hallway that leads to a bay fronted bedroom, open plan living kitchen room, bedroom and a shower room.

Bi-folding doors in the kitchen open to a resin seating area that overlooks a lawned rear garden which is laid to lawn with well-stocked borders, and fencing to the surround.

Early viewing highly recommended.



## Location

'Grange Crescent' is a tranquil cul-de-sac set back from Wilson Street in the Anlaby village; it enjoys close proximity to the range of amenities ranging from convenience stores, dining facilities, and other local businesses. as well as the Haltemprice leisure centre with accompanying playing fields and park

Highly accessible transport links allow access to the Hull city center and surrounding villages, but also lead to nearby shopping parks.

The accommodation comprises

## Front external



Externally to the front aspect, there is a resin driveway that also extends down the side of the building.

## Hallway

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Open plan living kitchen room 14'8" x 22'10" (4.48 x 6.97 )



## Kitchen



UPVC double glazed bifold doors, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, breakfast island with incorporated storage and mixer tap, integrated oven and hob with extractor hood above.

## Living area



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

Bedroom one 14'3" x 11'6" (4.36 x 3.52 )



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

### Bedroom two 7'11" x 11'11" (2.43 x 3.64 )



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

### Shower room

UPVC double glazed window, central heating area, partly tiled with panelling to splashback areas, laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

### Rear external



Bi-folding doors in the kitchen open to a resin seating area that overlooks a lawned rear garden which is laid to lawn with well-stocked borders, and fencing to the surround.

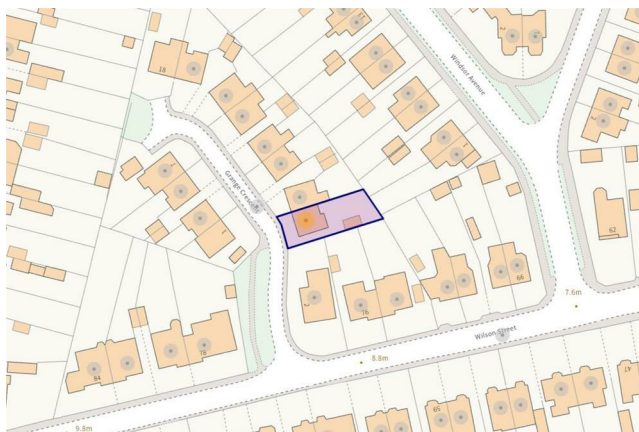
### Garage



The kerb has been lowered to accommodate off-street parking, and the residence also benefits from having a detached garage.

### Aerial view of the property

### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL096004000

Council Tax band - C

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 14 Mbps / Ultrafast 10000 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.

#### Free Market Appraisals / 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.

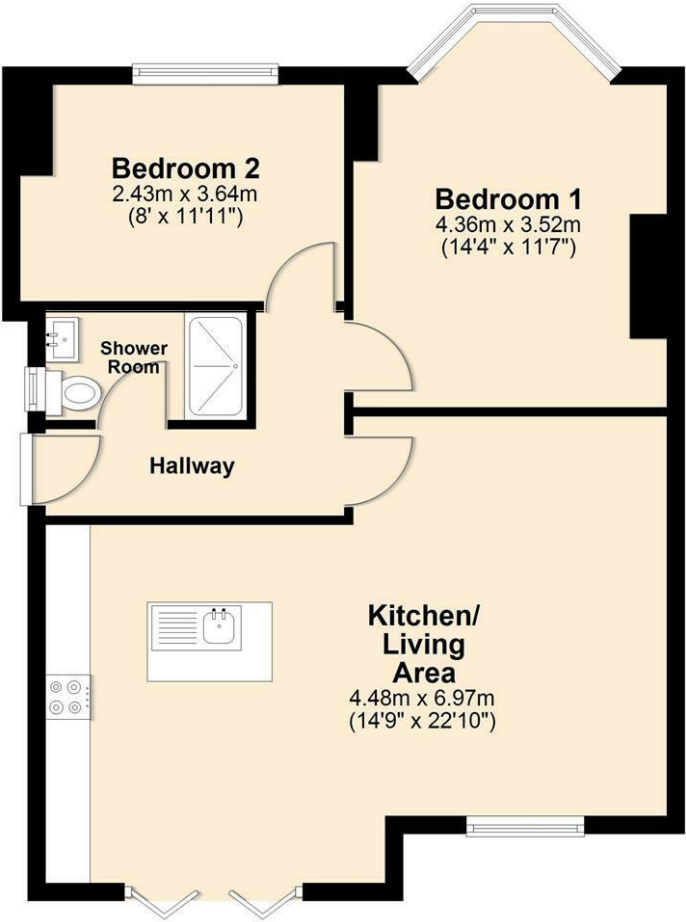
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Floor Plan

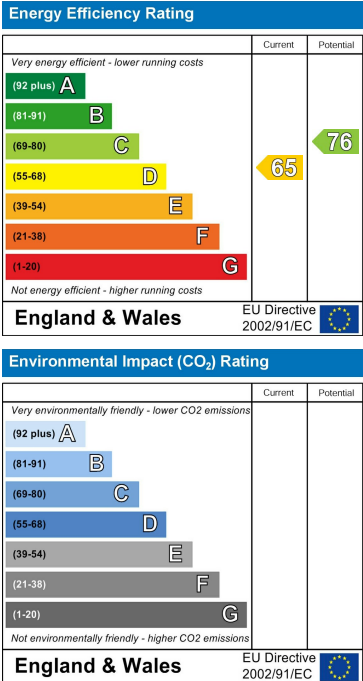
Ground Floor



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.