

staniford
grays



73 Grizedale, Hull, HU7 4AY

Offers Over £120,000





73 Grizedale

Hull, HU7 4AY

- IMPROVEMENT POTENTIAL
- FLEXIBLE LAYOUT
- GROUND AND FIRST FLOOR BEDROOM
- RECENTLY CONSTRUCTED GARAGE
- VIEWING ADVISED
- NO ONWARD CHAIN
- UPGRADED WETROOM
- FRONT AND REAR GARDENS
- DISCREET CUL-DE-SAC SETTING

NEW LISTING* An opportunity to purchase a two bedroom semi-detached home within the popular and discreet cul-de-sac of Grizedale.

Offered to the market with no onward chain and flexible layout with both ground and first floor bedroom space.

In need of a likely programme of cosmetic upgrade and serving as a base level of product for an applicant to impose their own design and specification. A recently constructed Garage and Shower Room are a welcome addition to the property.

Suitable for a mix profile of purchaser looking for an affordable dormer bungalow opportunity.

Flexible internal accommodation comprises Entrance Hall, Dining Room/Reception 2, Lounge, Kitchen, ground floor Bedroom and Shower Room.

To the first floor a central landing provides access to a further double Bedroom with generous cupboard storage to the landing area.

Driveway parking and Detached Garage.

Established private facing gardens to the front and rear complete this competitively priced home with viewing advised.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via side entrance uPVC double glazed access door, providing access to first floor bedroom accommodation and ground floor bedrooms and reception spaces. Wall mounted alarm console.

KITCHEN

12'11" x 8'10" (3.96 x 2.71)

Offering alternate access from the rear via uPVC double glazed door, uPVC double glazed window to rear outlook, traditionally styled throughout with a range of fitted wall and base units, space for freestanding white goods and cooker, 1.5 bowl stainless steel sink and drainer with mixer tap, tiling to splashbacks.

DINING ROOM / RECEPTION TWO

8'11" x 10'10" (2.74 x 3.31)

Being semi open plan to the kitchen, with uPVC double glazed window to the front elevation, serving hatch through to kitchen space, wall light points, used currently as a formal dining area and informal sitting room.

RECEPTION LOUNGE

15'1" x 10'4" (4.62 x 3.16)

With uPVC crescent bow window to the front facing outlook, a central focal point provided via gas fire insert, dado rail.

GROUND FLOOR BEDROOM

10'8" x 9'5" (3.26 x 2.88)

With uPVC double glazed window to the front elevation, of double bedroom proportions with space for freestanding bedroom furniture.

SHOWER ROOM

5'5" x 6'0" (1.66 x 1.84)

Recently appointed with privacy window to side elevation, inset basin to vanity unit, low flush w.c., walk-in double shower with rainfall showerhead, large format tiling to splashbacks and floorcovering.

FIRST FLOOR

LANDING

With three storage cupboards, including cupboard housing hot water cylinder. Access to...

FIRST FLOOR BEDROOM

10'4" x 13'10" (3.15 x 4.22)

With uPVC double glazed window to rear elevation, of double bedroom proportions and offering space for freestanding bedroom furniture.



OUTSIDE

Grizedale remains conveniently positioned in the popular development of Sutton Park, offering a private and secluded cul-de-sac setting. Pedestrian access is granted via walkway to the front of the property, leading to entrance gate, established low maintenance planting to front perimeter boundary, pathway leads to side entrance extending through wrought iron gates to the rear. Vehicular and pedestrian access is also granted to the rear of the property with a recently constructed detached garage with up and over access door and personnel door to side. Gated access leads to the rear garden, being hard landscaped and low maintenance throughout, with brick sett patio terrace extending from the building footprint.

AGENTS NOTE

The property offers potential for internal cosmetic refurbishment, with a number of recent additional including the shower room and detached garage, being offered to the market at a competitive price point, with viewing recommended via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston upon Hull council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

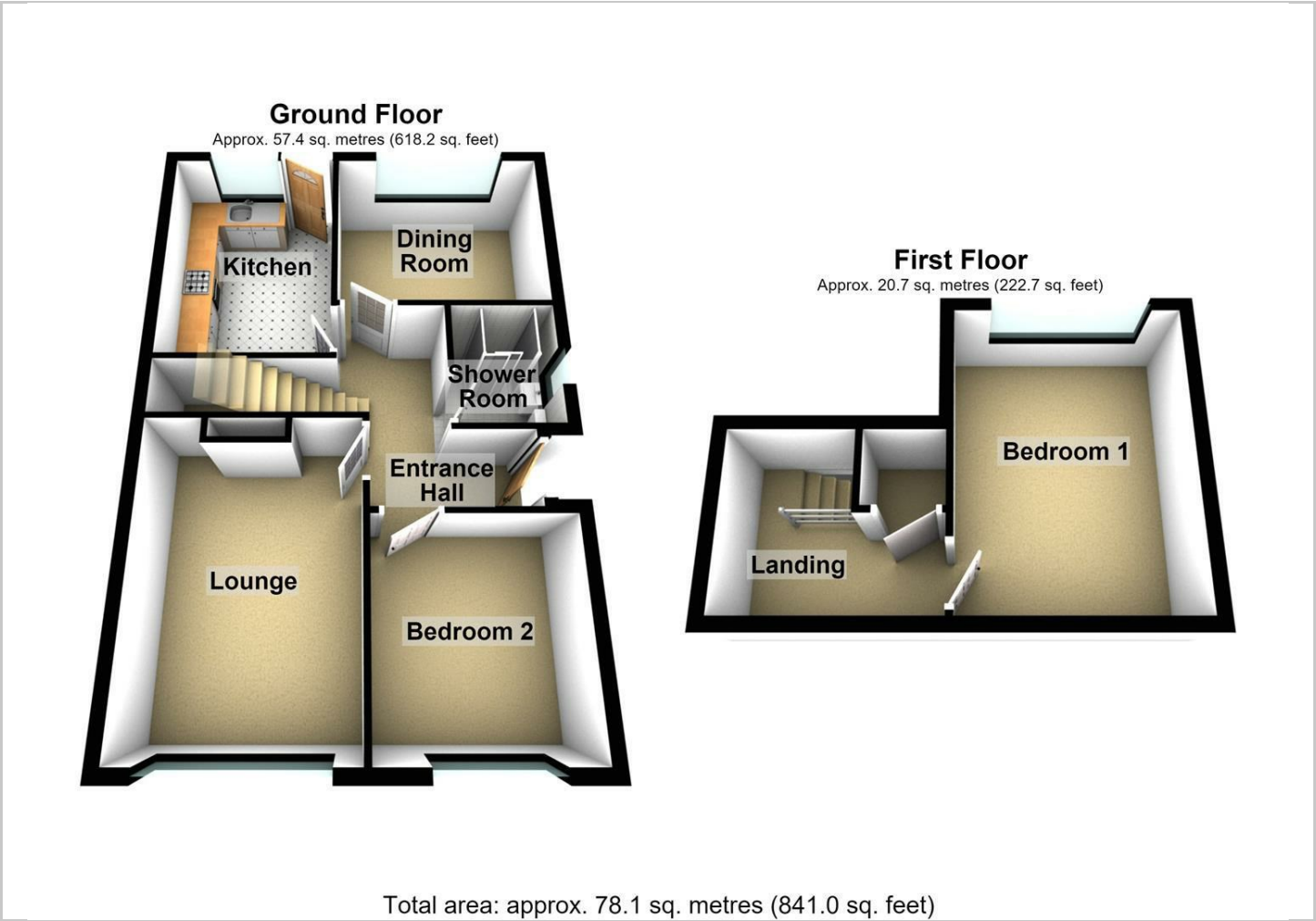
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



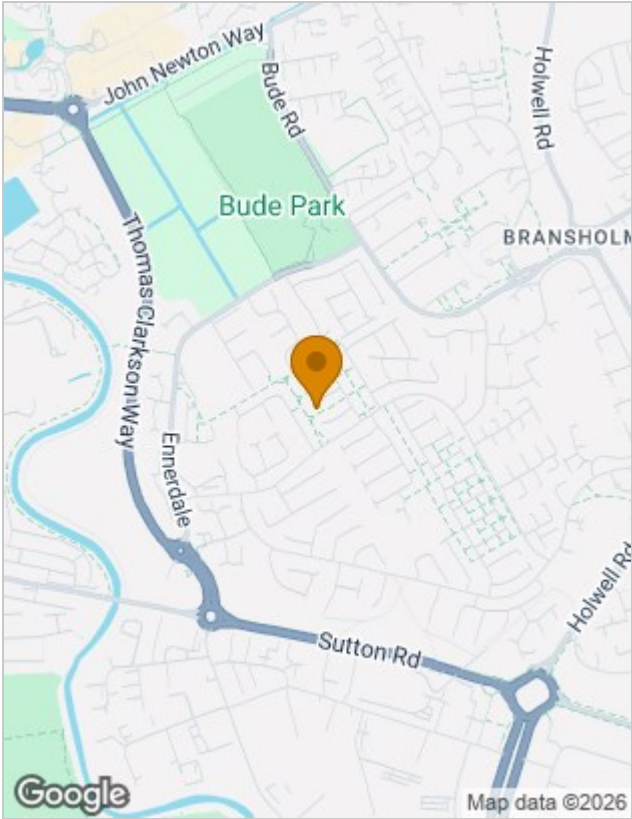
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

