Whitakers
Estate Agents









40 Grasby Road, Hull, HU8 9DF

Offers Over £130,000

THIS STUNNING 3 BEDROOM END TERRACED FAMILY HOME IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!
Situated on this most popular and sought after residential area, well positioned for local shops and amenities together with highly regarded schools, this lovely property would be ideal for young families and first time buyers alike.

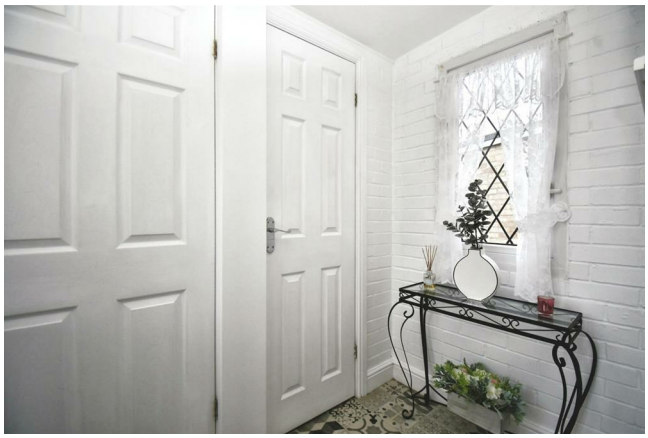
Having been lovingly improved and maintained over many years to a very high standard, the property is tastefully and immaculately presented throughout, ready for its new owners to simply move in and enjoy from day one!

Internally the property comprises a front entrance porch with handy built in storage and door into the welcoming hallway with downstairs cloakroom. The spacious modern dining kitchen provides an excellent area for family dining whilst the cozy rear lounge with rear porch into the garden is perfect for relaxation! The first floor houses 3 generous bedrooms, the master having fitted wardrobes together with a modern 4 piece family bathroom suite with separate shower.

To the exterior, the property benefits from a front courtyard garden with wrought iron fencing whilst the lovely low maintenance rear garden with artificial lawn and paved patio is perfect for relaxing and entertaining!
With the additional benefit of gas central heating and uPVC double glazing throughout, properties of this standard rarely come to the market hence early viewing is highly recommended!

The Accommodation Comprises

Front Porch



Composite door into entrance porch, uPVC window, two storage sheds and uPVC door into.....

Entrance Hallway




With wood laminate flooring, storage cupboard, under stair storage, central heating radiator, stairs to first floor and door into.....

Downstairs Cloakroom



With low flush wc, part tiled walls, and uPVC window to front aspect.

Dining Kitchen 18'6 max x 9'6 (5.64m max x 2.90m)





A spacious dining kitchen fitted with a range of modern shaker style wall and base units with contrasting work surfaces and splash backs. Composite sink drainer, space for electric cooker with overhead extractor, plumbing for automatic washing machine, space for under counter appliances, tiled flooring, uPVC window to front aspect, central heating radiator and space for family dining.

Lounge 10'6 x 15'9 (3.20m x 4.80m)





Rear lounge with wood laminate flooring, central heating radiator, fire surround with inset fire, central heating radiator, uPVC window to rear aspect and uPVC door into rear porch.

Rear Porch

Rear porch with uPVC windows and door into rear garden

First Floor Landing

Stairs from hallway to first floor landing with carpeted flooring and storage cupboard.

Bedroom One 13'6 x 9'6 (4.11m x 2.90m)




Double bedroom with uPVC window to front aspect, carpeted flooring, fitted wardrobes, central heating radiator and large storage cupboard.

Bedroom Two 12'9 x 8'11 (3.89m x 2.72m)



Double bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 8'11 x 6'7 (2.72m x 2.01m)



Generously sized third bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Family Bathroom 9'6 x 6'5 (2.90m x 1.96m)





Spacious modern family bathroom fitted with a 4 piece suite comprising panel bath, shower cubicle with electric shower, hand wash basin and low flush wc. Tiled walls, vinyl flooring, radiator and uPVC window to front aspect.

Outside





To the front of the property is a welcoming courtyard garden, paved with decorative aggregate and wrought iron fencing and gate. The lovely low maintenance rear garden features artificial lawn with extensive paved patio seating areas, timber fencing to perimeters and rear gate access.

Tenure
The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC rating D

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 sales 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.

Material Information:
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, O2, Vodaphone, Three
Broadband - ADSL Under 24Mbps 100%, Superfast 24-100Mbps 100%, Ultrafast 100-999Mbps 100%, Gigabit 1000Mbps 100%
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not

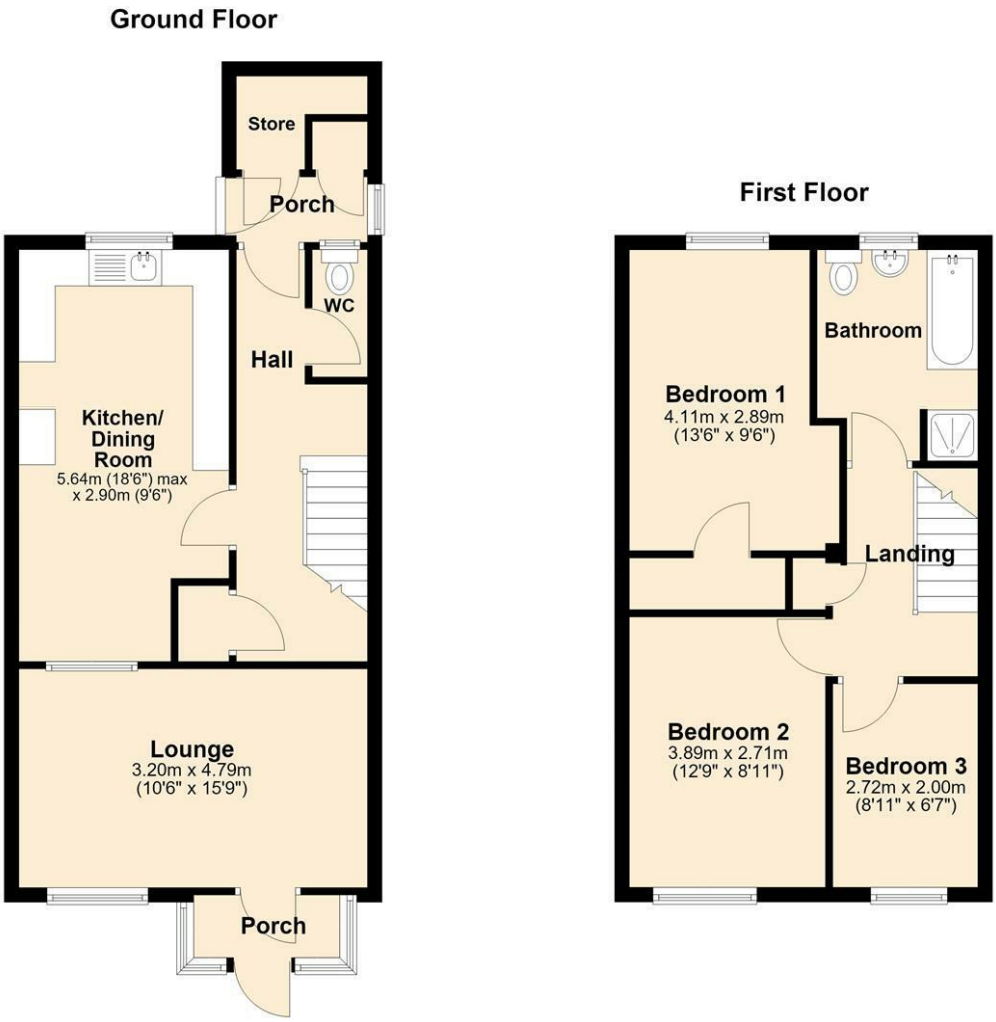
carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

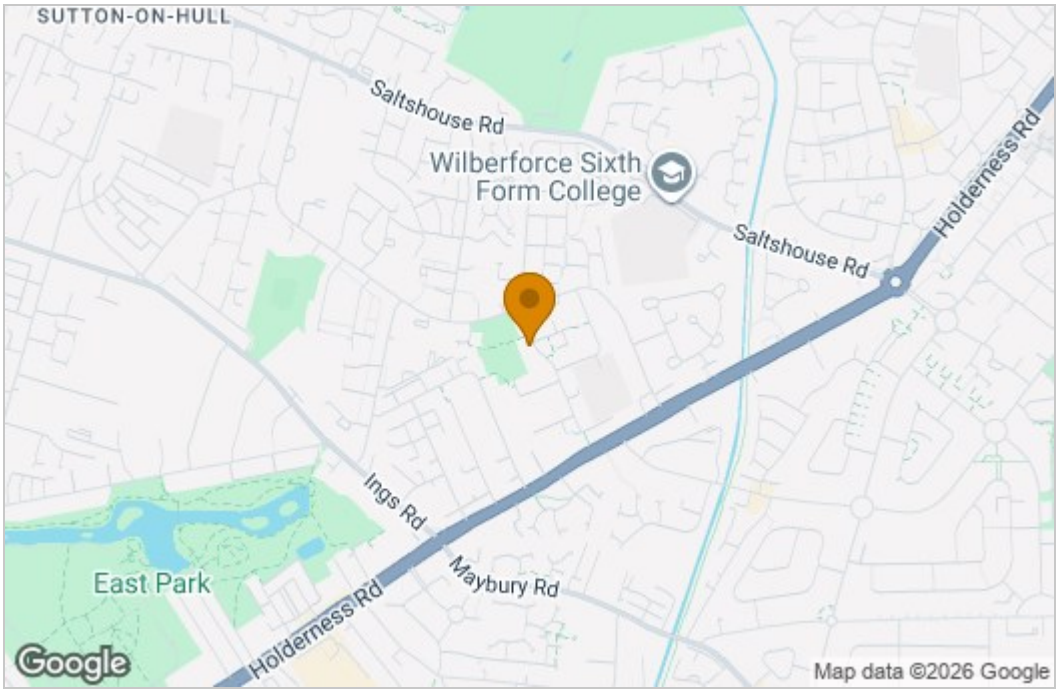
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AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

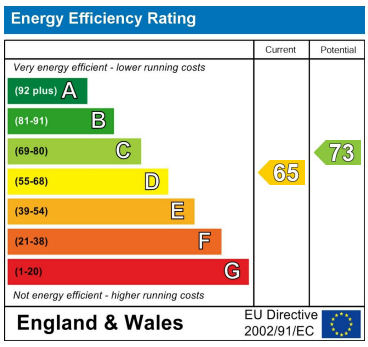
Floor Plan

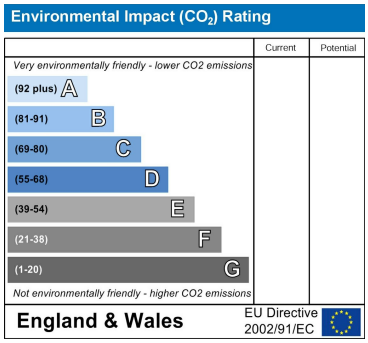


Area Map



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.

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