



Ellerby Grove, Hull, HU9 3PR

A superb starter home or investment property!

This is a great opportunity to acquire a generously proportioned 3 bedroomed semi-detached house.

The internal accommodation is arranged to 2 floors comprises of an entrance hall, through lounge with a dining area, modern fitted kitchen with integrated appliances and a GF WC.

To the first floor there are 3 bedrooms and a family bathroom with a 4 piece suite to include a separate walk in shower enclosure.

The garden to the rear has been mainly laid to lawn and also has slate chippings for ease of maintenance with a patio/seating area inset.

To the front of the property there is a private drive/ hard standing area for multi vehicle parking and a detached garage

As one would expect the property benefits from a gas central heating system and double glazing.

Internal viewing is highly recommended!

Key Features

STARTER HOME OR INVESTMENT
PROPERTY

THROUGH LOUNGE/DINING AREA

MODERN FITTED KITCHEN

INTEGRATED APPLIANCES

3 BEDROOMS

OFF ROAD PARKING AND GARAGE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

Location

The area is well served with a wealth of local amenities much needed for day to day living.

There are local shopping centres close by however, for a more extensive shopping experience Holderness Road provides busy retail shopping parks and high street supermarkets.

Regular public transport links provide easy access to the city centre and surrounding areas.

For those with a growing family there are reputable schools, colleges and academies close by.

Within the Freedom Centre there is a library and the Freedom Centre also plays host to many events throughout the year.

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to the entrance hall.

Entrance Hall - Staircase off to the first floor.
Double glazed window with aspect over the side elevation.
Classic style upright radiator.

Through Lounge/Dining Area - 24' 3" x 12' 0" (7.4m x 3.67m)

Extremes to extremes.

Dual aspect.

Double glazed window with aspect over the front garden area.

A further double glazed window with aspect over the rear garden area.

Chimney breast with open display niche.

Coving.

Classic style radiators.

Laminate flooring.

Kitchen - 10' 11" x 9' 0" (3.33m x 2.75m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Roll edge laminate work surface housing a hob and a built-in oven beneath.

A further work surface houses a single drainer sink unit with a mixer tap over also with contrasting tiled surround.

Plumbing for automatic washing machine.

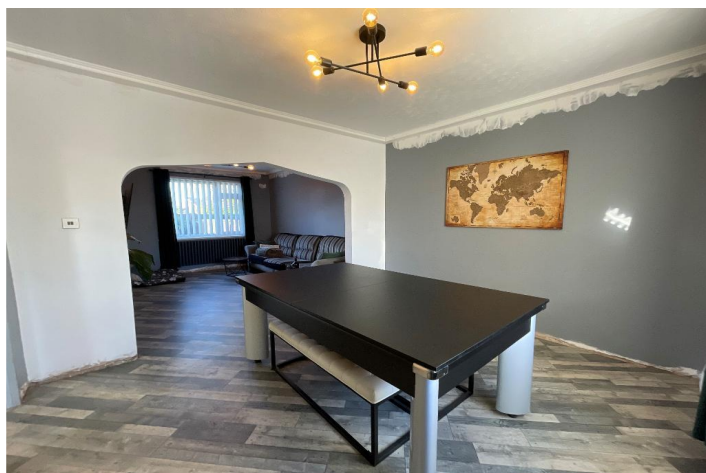
Integrated fridge freezer.

Space for good sized dining table.

Radiator.

Double glazed rear entrance door.

Laminate flooring.



GF WC - White 2 piece suite comprising of a built in vanity wash hand basin with storage space beneath and low flush W.C. all with a contrasting tiled surround.
Double glazed window.
Recessed down lighting.
Radiator.
Laminate flooring.

First Floor

Landing - Double glazed window with aspect over the side elevation.

Bedroom One - 12' 11" x 10' 0" (3.94m x 3.05m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Classic style radiator.

Bedroom Two - 10' 11" x 10' 3" (3.35m x 3.13m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Radiator.
Laminate flooring.

Bedroom Three - 9' 0" x 7' 5" (2.75m x 2.27m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Fitted wardrobe with shelves and hanging space.
Built in dressing table unit.
Radiator.
Laminate flooring.

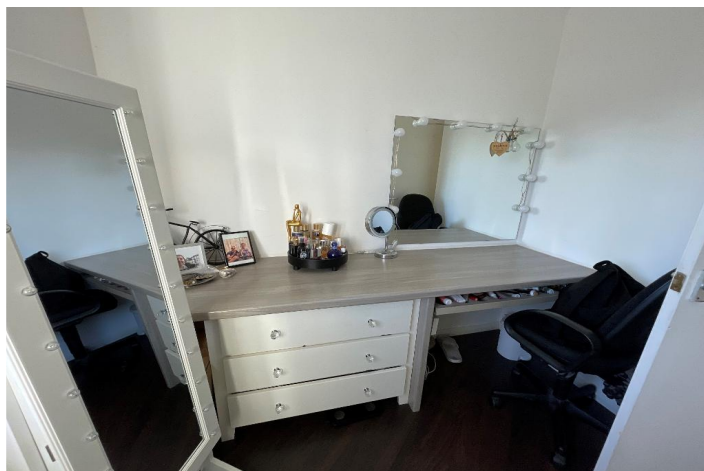
Bathroom - 4 piece suite comprising of a panel bath, separate walk in shower enclosure, pedestal wash-hand basin and low flush W.C.
Contrasting tiled surround.
Double glazed opaque window.
Chrome fittings to the sanitary ware.
Radiator.

Exterior

Rear Garden - Outside to the rear the garden is mainly laid to lawn with blue slate chippings which have been laid for ease of maintenance with a patio/seating area inset.

Front Garden - This has also been laid for ease of maintenance and further to create a multi vehicle parking space or hard standing area and drive up to the detached garage.
The garage has up and over door.
The whole garden is enclosed with a low brick and wrought iron enclosure and matching access gate.

Council tax band: A



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