

# Whitakers

Estate Agents



## 5 Grosmont Close, Hull, HU8 9LW

**Asking Price £170,000**

**NO CHAIN!! VACANT POSSESSION!! MOVE IN CONDITION!!**

LOCATED IN A VERY POPULAR EAST HULL CUL-DE-SAC OFF HOWDALE ROAD, THIS WELL PRESENTED SEMI-DETACHED PROPERTY IS IDEAL FOR THE GROWING FAMILY AND FIRST TIME BUYERS!!

THIS 3-BEDROOM PROPERTY COMPROMISES OF THE ENTRANCE PORCH, WELL PROPORTIONED LOUNGE, FITTED KITCHEN WITH APPLIANCES & DINING ROOM WITH THE PERFECT SPACE FOR HOSTING GUESTS. AND 3 WELL LOOKED AFTER BEDROOMS TO THE FIRST FLOOR.

EXTERNALLY, THIS PROPERTY BOASTS A WELL PRESENTED, LOW MAINTENANCE GARDEN, WITH A SINGLE GARAGE, CURRENTLY UTILISED AS AN AT HOME GYM. THE FRONT OF THE PROPERTY COMPROMISES A SIDE DRIVE SUITABLE FOR MULTIPLE VEHICLES. - MUST BE VIEWED TO APPRECIATE!



### Entrance Porch

Composite door, carpeted leading to the lounge

Lounge 13'1" x 15'4" (3.99 x 4.69)



Spacious lounge, carpeted, with the stairs leading to the first floor & has an understairs storage cupboard. Bow window to the front aspect, a radiator and gives access to:

Fitted Kitchen / Diner 23'11" x 15'7" (7.31 x 4.76)



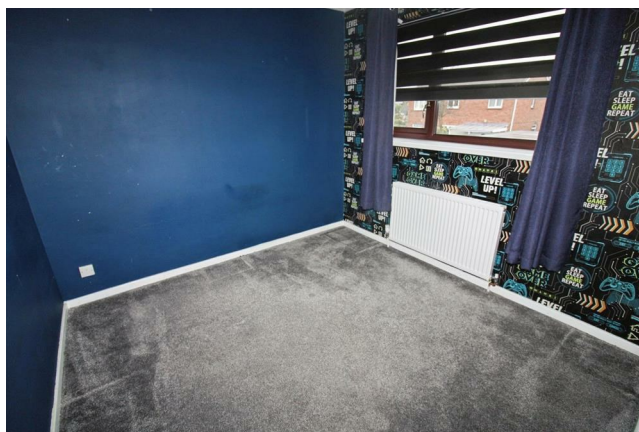
Well-presented, generously sized fitted kitchen/diner, comprises a good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel unit and mixer tap. Attractive laminate flooring, window to the side aspect and personnel door to the rear garden, plumbing for an automatic washing machine, a matching breakfast bar with stools and integrated appliances include an electric oven, four ring gas hob, a stainless steel overhead extractor canopy and a microwave oven. Opens to a dining area, laminate flooring continues, there is a radiator and French Doors and screens which allow plenty of natural light and access to the rear garden.

Bedroom 1 15'7" x 8'7" (4.76 x 2.64)



Window to the front aspect and a radiator

Bedroom 2 9'0" x 9'2" (2.76 x 2.80)



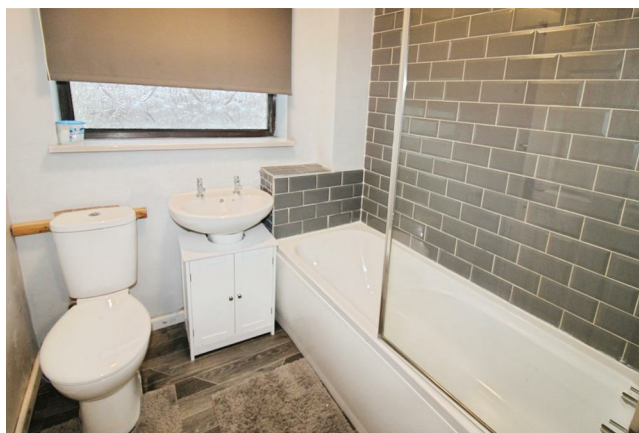
Window to the rear aspect and a radiator.

Bedroom 3 9'10" x 6'5" (3.02 x 1.96)



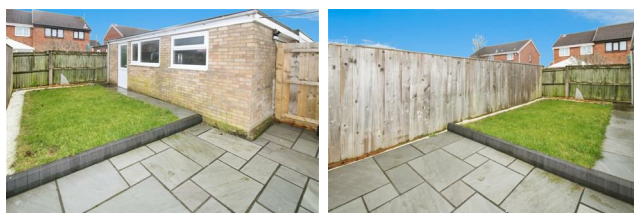
Window to the front aspect and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Partially tiled walls, a radiator and there is an electric shower unit over the bath with a shower screen to the bath side.

### Garage



Brick built with an up and over garage door, and a side personnel door and there is electricity supplied.

### Outside

To the front of the property is a block paved garden which is currently used for off street car parking amenities and this continues via the side driveway to the garage. To the rear of the property is an enclosed garden which is laid to lawn and a paved patio area.

### EPC

EPC rating C

### Council Tax

COUNCIL TAX BAND C

### Tenure

FREEHOLD

### 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 -  
Conservation Area -  
Flood Risk -  
Mobile Coverage/Signal -  
Broadband -  
Coastal Erosion -  
Coalfield or Mining Area -  
Planning -

### Whitakers Estate Agent Declaration:

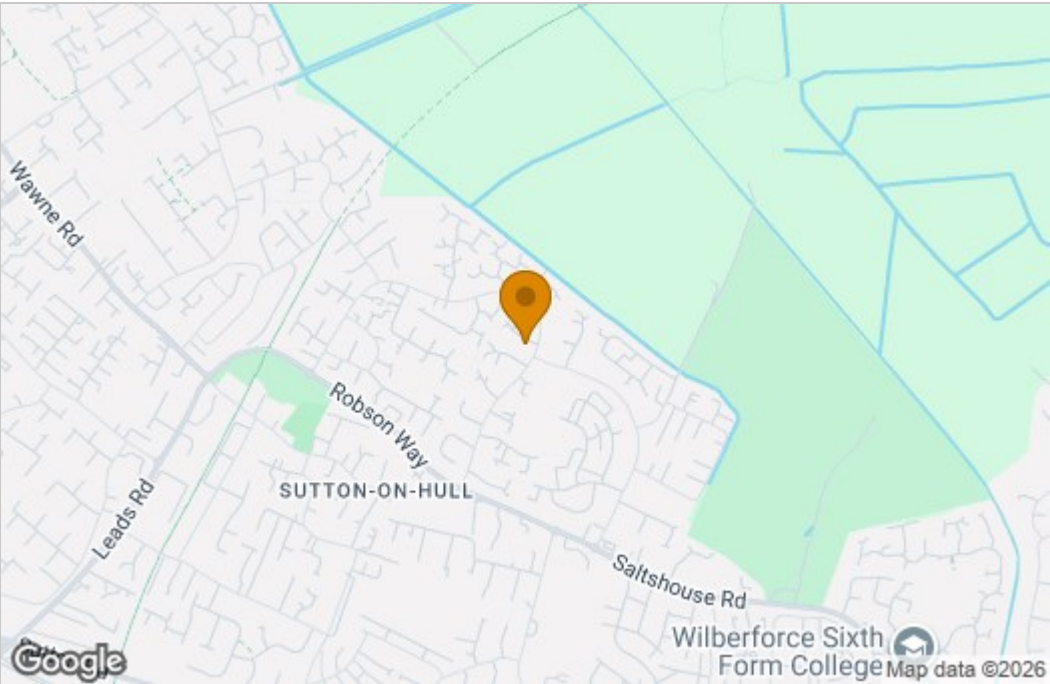
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general

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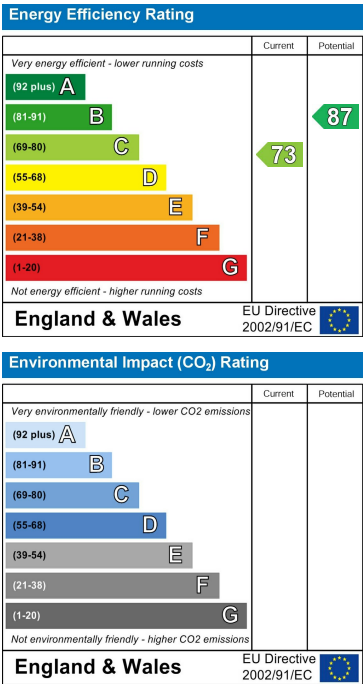
Floor Plan



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.