Grassam Close

Hull, HU12 8XF

- Two Bedrooms
- Private Driveway
- Village Location
- Close to Local Amenities
- Semi-Detached Home
- Stylish Kitchen
- Perfect for First Time Buyers & Small Families
- Viewing Essential!

Asking price £150,000

Situated in the popular village of Preston, East Riding of Yorkshire, this well-presented two-bedroom semi-detached property offers an ideal opportunity for first-time buyers, small families, downsizers or investors.

The accommodation briefly comprises an entrance into a spacious lounge and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private driveway to the front providing off-street parking, together with convenient side gate access leading to the enclosed rear garden. The rear garden is mainly laid to lawn and features two useful storage sheds, creating an ideal space for outdoor enjoyment and entertaining.

Located within easy reach of local amenities and transport links, this attractive home combines comfortable living with practical outdoor space and early viewing is highly recommended.

Entrance Hall
Providing access to the ground floor accomodation and stairs leading to the first floor. With Herringbone style flooring and a radiator.

Lounge
12'10" x 14'1"
Comfortable and welcoming lounge providing a bright and airy space with a bay window bringing in natural light. The room features neutral decor, Herringbone style flooring and a radiator.

Kitchen
12'8" x 8'8"
Stylish kitchen fitted with sleek, modern wall and base units in a dark finish, complemented by contrasting black work surfaces. The Herringbone style flooring continues throughout, with a window bringing in plenty of daylight, door leading to the rear garden and a radiator.

Bedroom 1
9'10" x 11'5"
A charming room with a soft green panelling detail that adds warmth and character. and offers ample space for bedroom furniture. The room is brightened by a window overlooking the front of the property, and the same Herringbone style flooring continues here, adding to the home's cohesive design. There is also a storage cupboard and radiator.

Bedroom 2
7'9" x 11'1"
A well-proportioned room featuring red panelling along one wall, adding a splash of colour and interest. A window looks out to the rear garden, allowing natural light to enter. With the Herringbone style flooring continued and a radiator.

Bathroom
4'9" x 7'9"
Neatly presented bathroom with white tiling and a light, neutral scheme. It includes a bath with an overhead shower, a pedestal wash hand basin, WC and a heated towel radiator. A frosted window provides privacy and ventilation

Rear Garden
A great outdoor space mainly laid to lawn with two useful storage sheds and plenty of space for outdoor seating and children's play equipment. This garden offers a lovely area for relaxing and family activities. There is a gravelled area to the side, along with a gate providing access to the front of the property.

Front External
To the front of the property there is a gravelled driveway and grassed front garden area. There is a side gate providing access to teh rear garden.

Additional Information
- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

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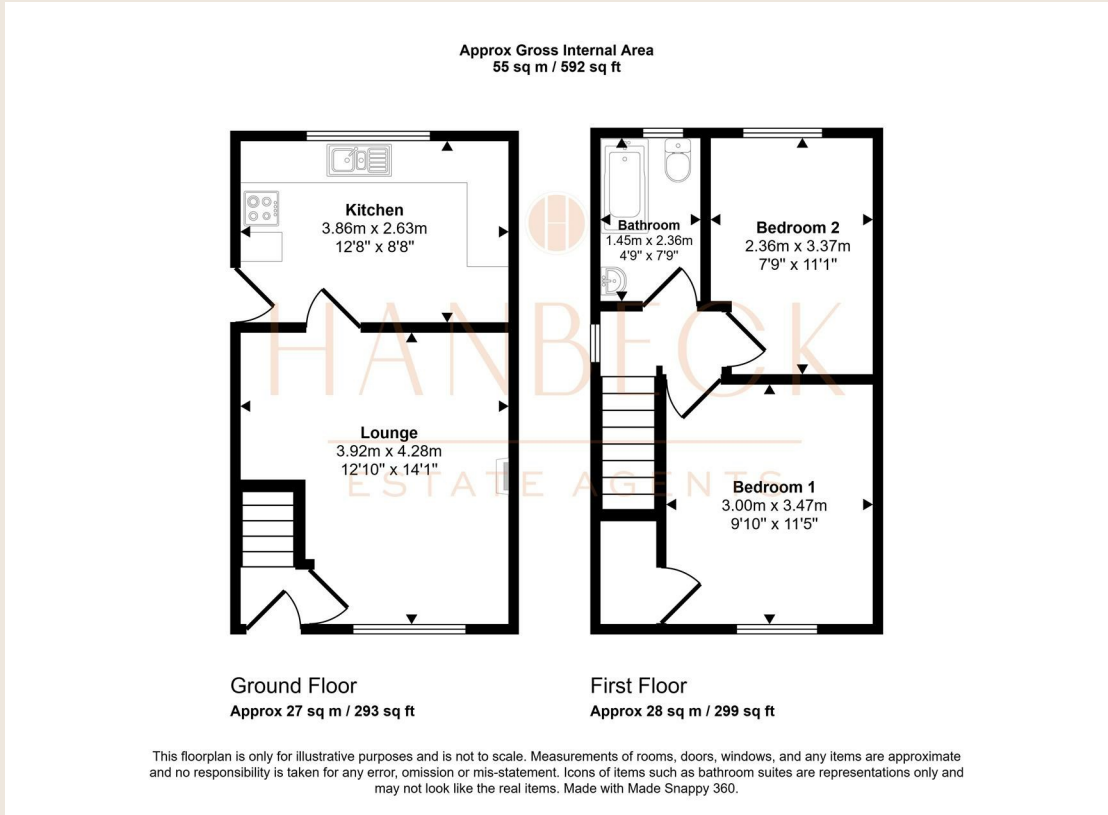

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.