

Whitakers

Estate Agents



30 Garrowby Walk, Hull, HU5 5QX

£160,000

Whitakers Estate Agents are delighted to introduce this well-presented end-terraced property, situated within a popular and well-established residential location. Enjoying excellent access to a wealth of local amenities, well-regarded schools and convenient transport links, the property offers spacious accommodation throughout, making it an ideal choice for the growing family.

Upon entry, the resident is greeted by a welcoming hallway leading through to an open plan lounge / dining room and fitted kitchen. A fixed staircase ascends to the first floor, which boasts a generously proportioned principal bedroom with fitted wardrobes, together with two further double bedrooms, both benefiting from built-in storage. All rooms are served by a bathroom furnished with a three-piece suite and a separate W.C.

Externally to the front aspect, the property enjoys attractive open views across a neighbouring field. A pathway leads to a gate within the boundary fencing, opening into a forecourt enhanced by slate chippings and decorative planting.

French doors from the dining room open onto a timber decking seating area with steps descending to an enclosed lawned garden, framed by decorative planted borders. A pathway leads to a detached brick-built store, a timber garden shed and a further timber decking seating area.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

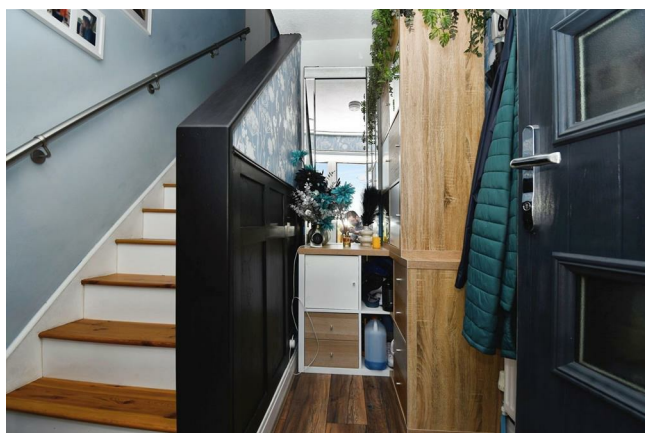
Front external



Externally to the front aspect, the property enjoys attractive open views across a neighbouring field. A pathway leads to a gate within the boundary fencing, opening into a forecourt with slate chippings and decorative planting.

Ground floor

Hallway



Composite double glazed door with side window, central heating radiator, and laminate flooring.

Open plan lounge / dining room 21'0" x 11'0"
(6.41 x 3.36)



Lounge



UPVC double glazed window, central heating radiator, log burner with slate hearth and oak mantle, and carpeted flooring.

Dining room



UPVC double glazed patio doors, central heating radiator, and carpeted flooring.

Kitchen 13'6" x 8'5" maximum (4.12 x 2.58 maximum)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and oven with hob and extractor hood above.

First floor

Landing

With access to the boarded lift via a hatch and pull-down ladder, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'10" x 11'2" (3.63 x 3.42)



UPVC double glazed window, central heating radiators, fitted wardrobes, and carpeted flooring.

Bedroom two 11'10" x 7'10" (3.63 x 2.40)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom three 8'10" x 8'2" (2.71 x 2.51)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap.

W.C.

UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a two-piece suite comprising wash basin with mixer tap, and pull chain toilet.

Rear external



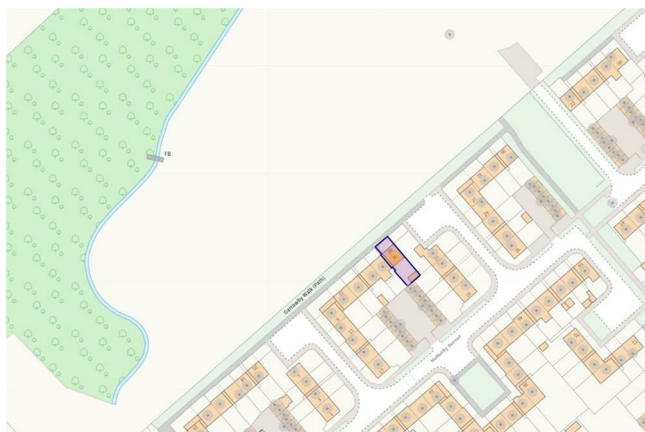
French doors from the dining room open onto a wooden decking seating area which steps down onto a lawned garden framed by decorative planting borders. A path leads to a detached brick-built and wooden storage sheds, and a further wooden decking seating area.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030389003003

Council Tax band - A

EPC rating

EPC rating - C

Making an offer

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 £50.00 - these 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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 4 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

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 show 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.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

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

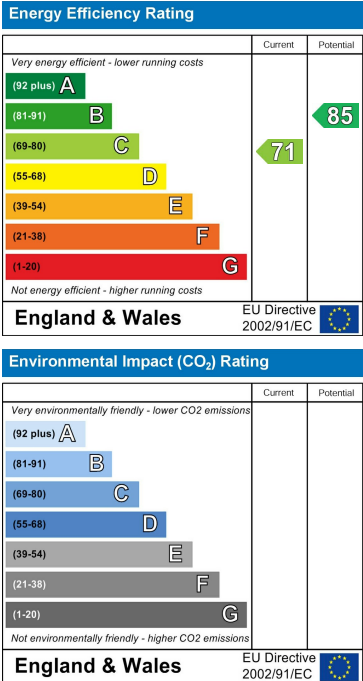


Total area: approx. 103.4 sq. metres (1113.4 sq. feet)

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.