

Whitakers

Estate Agents



9 Grimston Road, Hull, HU10 6SX

£154,950

No Onward Chain!

This neat and tidy three bed semi detached property is offered to the market with no onward chain, situated in a sought after village location, well placed to access Anlaby retail shopping park with its wide range of shops and amenities and boasts good local schools making this a great choice for the growing family.

The main features include - spacious entrance hall, lounge, dining room and open plan fitted kitchen with useful utility room. The first floor boasts three good bedrooms (bed two fitted) (master with built in storage), together with the well appointed shower room and separate W.C.

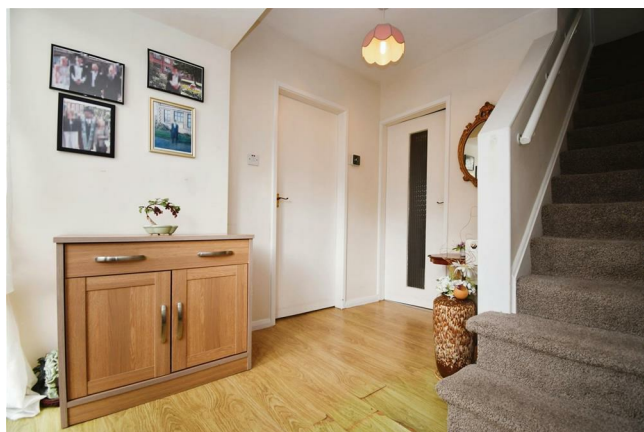
Externally to the front of the property is a low maintenance garden with side drive and a low maintenance rear garden which is enclosed to the boundaries.

The property would benefit from some modernisation and TLC, however is priced to reflect the work needed and saves paying a premium for someone else's work and tastes. As such, an internal inspection is recommended.

The Accommodation Comprises

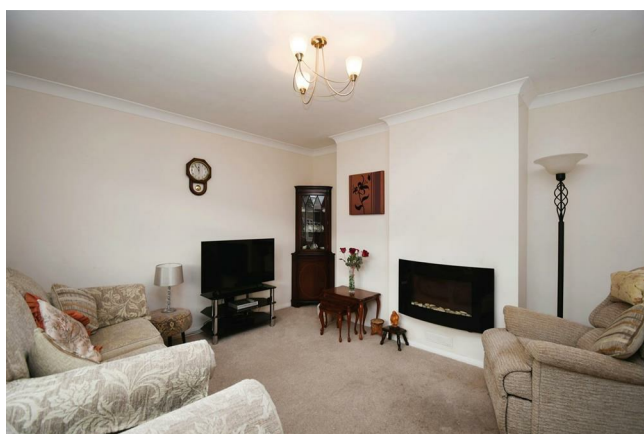
Ground Floor

Entrance Hall



UPVC double glazed door with side windows, central heating radiator and laminate flooring. Leading to:

Lounge 13'3" x 11'8" (4.04m x 3.58m)



UPVC double glazed bay window, central heating radiator, electric wall mounted fire and carpeted flooring.

Dining Room 9'1" x 8'7" (2.77m x 2.64m)



UPVC double glazed window, central heating radiator, electric fire with marbled inset / hearth and carpeted flooring.

Kitchen 8'7" x 7'1" (2.62m x 2.16m)



UPVC double glazed window, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, oven with hob / hood above and fitted with a range of integrated appliances including oven and microwave.

Utility Room 8'7" x 4'9" (2.64m x 1.45m)

UPVC double glazed door leading to the side external, UPVC double glazed window, built in storage cupboard, carpeted flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above and plumbed for a washing machine.

First Floor

Landing

UPVC double glazed window, built in storage cupboard, built in airing cupboard and access to the loft hatch. Leading to:

Bedroom One 12'9" x 11'8" (3.89m x 3.58m)



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

Bedroom Two 13'3" x 8'7" (4.06m x 2.64m)



UPVC double glazed window, central heating radiator, built in wardrobes / drawers and carpeted flooring.

Bedroom Three 9'4" x 8'7" (2.87m x 2.62m)

UPVC double glazed window and carpeted flooring.

Shower Room 5'4" x 5'1" (1.63m x 1.57m)



UPVC double glazed window, wall mounted electric heater, partly tiled to splashback areas / tiled flooring and fitted with a two piece suite comprising walk in enclosure with mixer shower and vanity sink with mixer tap.

First Floor W.C.

UPVC double glazed window, partly tiled walls and fitted with a low flush W.C.

External



Externally to the front of the property is a low maintenance garden with side drive and a low maintenance rear garden which is enclosed to the boundaries.

Tenure

The property is held under Freehold tenureship.

EPC Rating

EPC rating C

Council Tax Band

Council Tax band - A

Local Authority - East Riding Of Yorkshire

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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 sale 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.

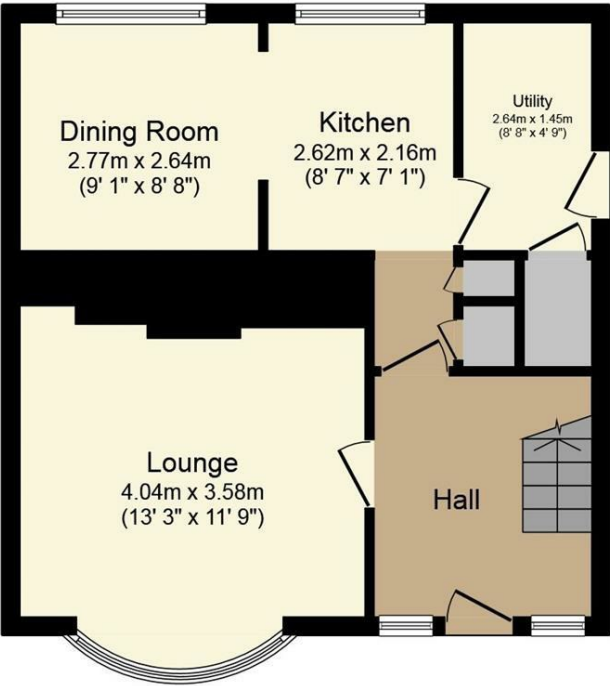
Free Market Appraisals / Valuations

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.

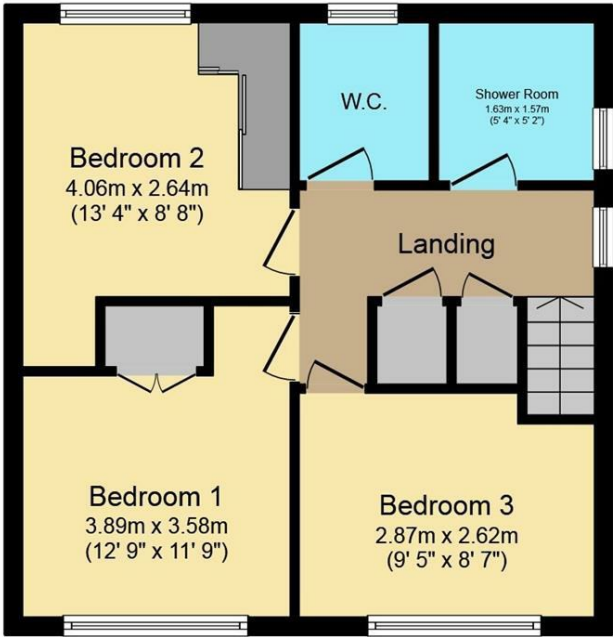
Whitakers Estate Agent Declaration

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 guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



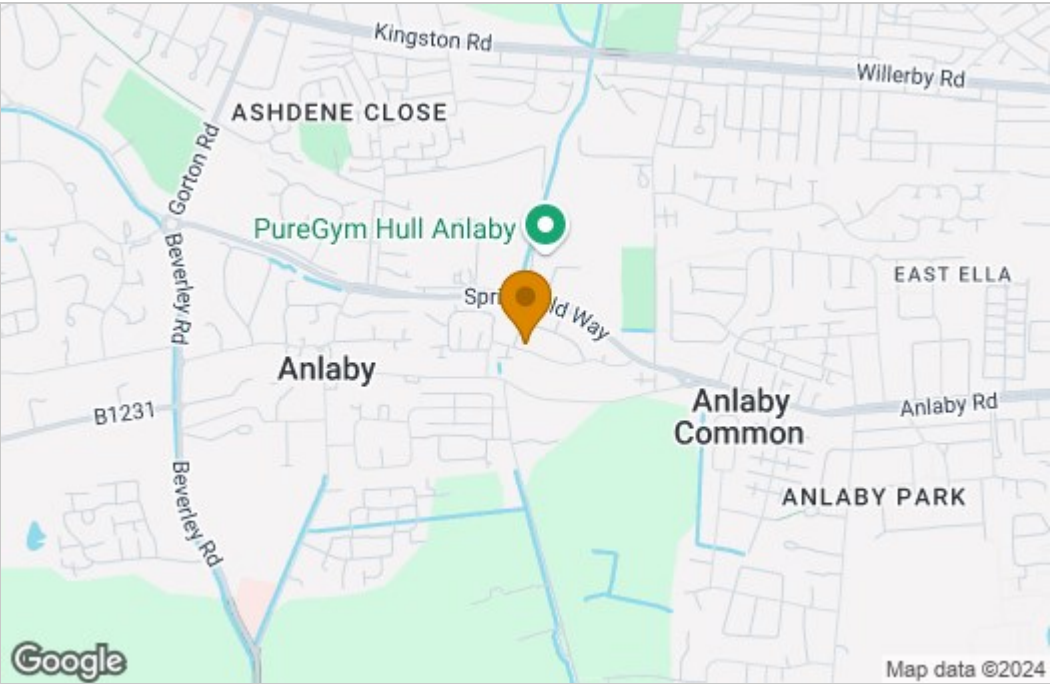
Ground Floor



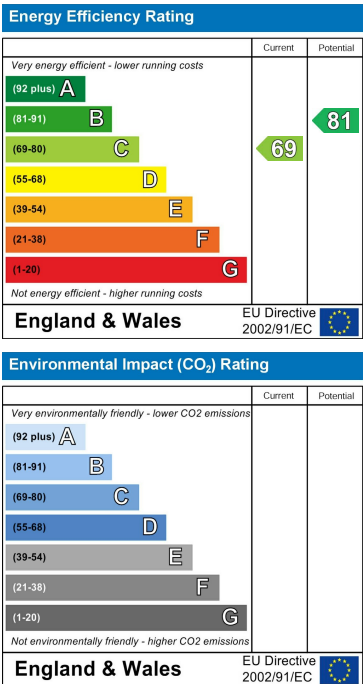
First Floor

Total floor area 91.9 m² (989 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.