

# Whitakers

Estate Agents



## 32 Rawcliffe Grove, Hull, HU4 6HD

**£160,000**

Whitakers Estate Agents are pleased to introduce this immaculate end-terraced property which is ideally located on the edge of the Newington and Gipsyville ward, popularised by its close proximity to local amenities and transport links.

Externally to the front approach, there is a gravelled garden enhanced by decorative planting borders, and a side drive with the kerb lowered to accommodate off-street parking. Wrought iron gates open to a hardstand that could accommodate further off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a bathroom furnished three-piece suite, bay fronted lounge, and fitted kitchen / dining room with open plan aspect to the conservatory. A fixed staircase rises to the first floor which boasts a master bedroom with useful storage, and two double bedrooms.

French doors in the conservatory open onto a patio that overlooks the enclosed rear garden : partly laid to lawn with gravelled borders, and complimented with a further seating area at the end of the plot.

Taken together, the accommodation on offer is ideally suited for a growing family seeing a home they can move straight into upon completion. As such, early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



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Ground floor

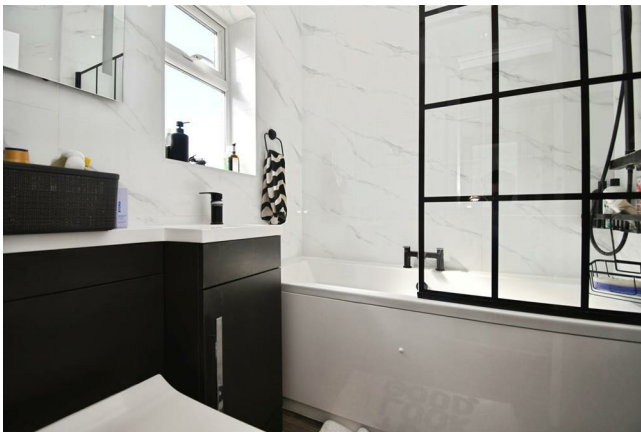
Porch

UPVC double glazed door and side windows, and laminate flooring. Opening to :

Hall

UPVC double glazed door and window, central heating radiator, and under stairs storage cupboard. Leading to :

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled walls with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

Lounge



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

Kitchen / dining room



Dining room



UPVC double glazed window, central heating radiator, and laminate flooring.

## Kitchen



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washer and dryer, and integrated oven with hob and extractor hood above.

## Conservatory



UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator, and laminate flooring.

## First floor

### Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

### Bedroom one



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

## Bedroom two



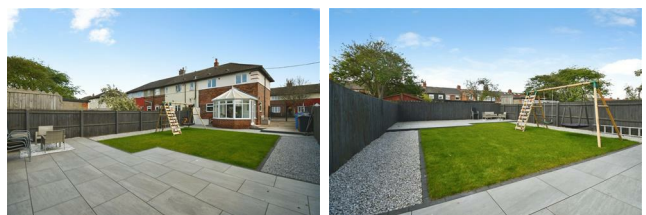
UPVC double glazed window, central heating radiator, and carpeted flooring.

## Bedroom three



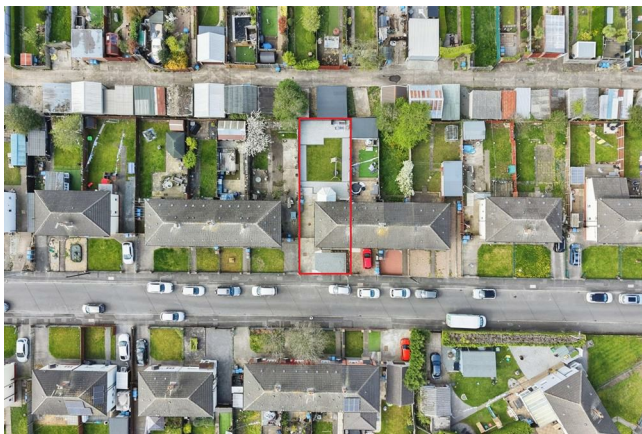
UPVC double glazed window, central heating radiator, and carpeted flooring.

## Rear external



French doors in the conservatory open onto a patio that overlooks the enclosed rear garden : partly laid to lawn with gravelled borders, and complimented with a further seating area at the end of the plot.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00310043003205

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 18 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.

### 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

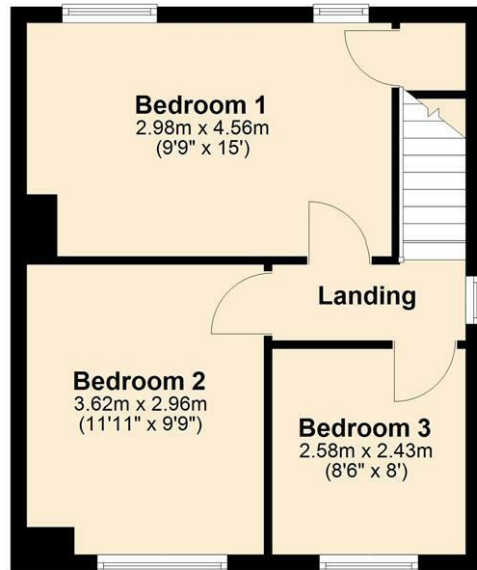
## Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



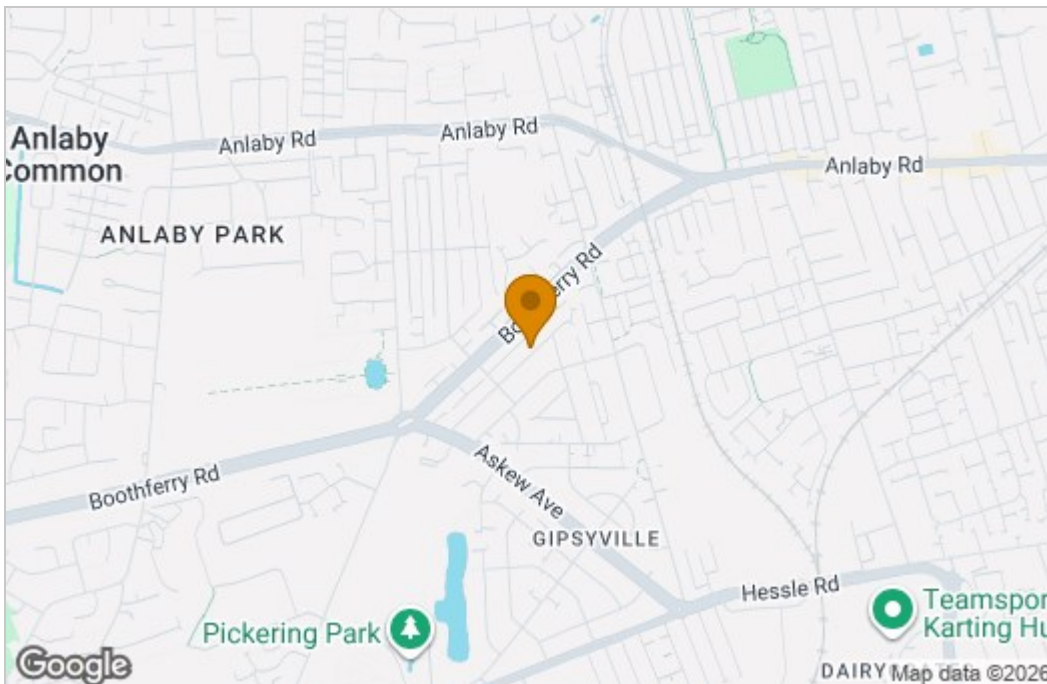
## First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)

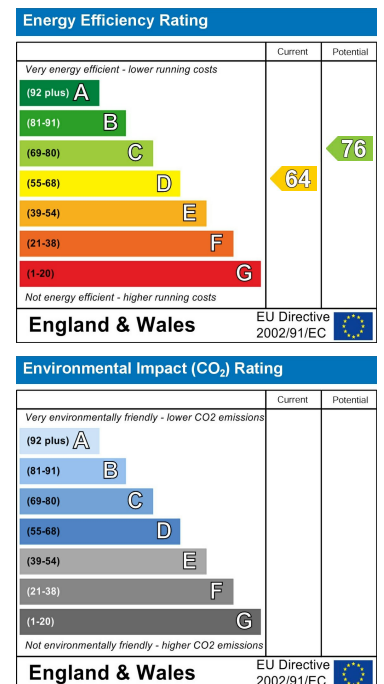


Total area: approx. 81.9 sq. metres (881.4 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.