

Whitakers

Estate Agents



5 Bargate Grove, Hull, HU5 5DL

Offers In The Region Of £139,950

Beautifully presented middle terrace property which benefits from having a contemporarily fitted dining kitchen, utility room and bathroom suite.

The accommodation briefly comprises: entrance hall, bay windowed lounge, fitted dining kitchen, utility room and well appointed bathroom to the ground floor with three bedrooms to the first floor.

There is a substantial area of brick, block paving to the front of the property providing off street parking for several vehicles. and to the rear there is an enclosed garden.

The property has gas fired central heating and Upvc double glazing and is being offered to the market for sale with vacant possession and no onward chain.

Council tax band 'A'.

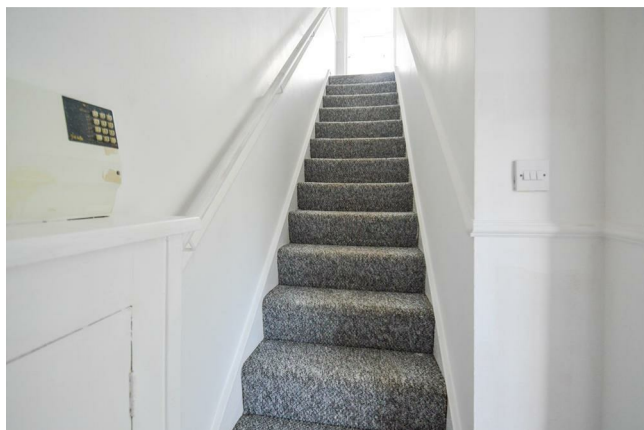
The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



An external composite entrance door leads into the entrance hall. Having a grey wood effect laminate finish to the floor, dado railing to the walls, a built-in cupboard which houses the meters and where a flight of stairs lead to the first floor accommodation.

Lounge 15'10" (into bay window) x 11'5" (4.84m (into bay window) x 3.48m)



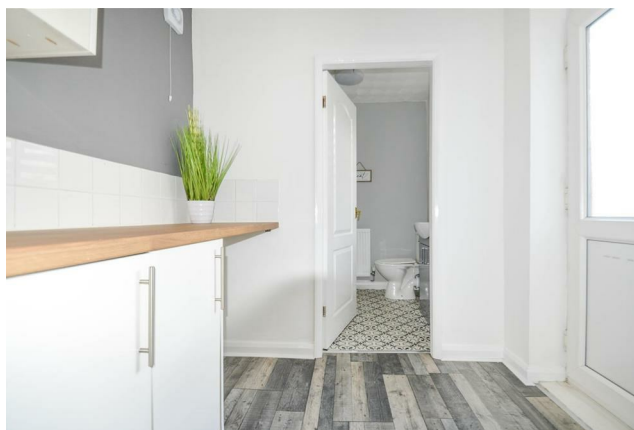
There is a feature electric fire to the chimney breast, a central heating radiator, a Upvc double glazed and leaded bay window to the front elevation, dado railing to the walls, coving and rose to the ceiling and a grey wood effect laminate finish to the floor.

Dining Kitchen 14'9" x 7'10" (4.51m x 2.39m)



Being fitted with a range of contemporary units in a high gloss finish in white with steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted wood effect roll-top worksurface over incorporating a stainless steel single sink and drainer unit with mixer tap. There is an integrated 'Lamona' electric oven, a four ring gas hob and a stainless steel extractor canopy hood above. Having plumbing for an automatic dishwasher, a central heating radiator, a built-in understairs storage cupboard and a Upvc double glazed and leaded window to the rear elevation. To the walls there is a tiled splashback finish and to the floor there is a grey wood effect laminate finish.

Utility Room 6'10" x 5'8" (2.09m x 1.73m)



Being fitted with a wall mounted eye-level unit and base units in a high gloss finish in white with steel effect fittings, above which is a fitted wood effect roll-top worksurface and below which is space and plumbing for an automatic washing machine. There is an extractor fan unit, a tiled splashback finish to the walls, a grey wood effect laminate finish to the floor, a Upvc double glazed and leaded window to the side elevation and an external Upvc entrance door with an obscured double glazed panel insert to the side elevation.

Bathroom 6'11" x 5'6" (2.13m x 1.70m)



Being fitted with a three piece suite in white comprising: panelled bath with mixer tap and separate shower with a glazed screen to the side, a vanity wash basin with mixer tap and fitted cabinet below and a low level W.C. suite with push flush. There is a central heating radiator, an extractor fan unit, an obscured double glazed Upvc window to the side elevation, a partially tiled finish to the walls and a vinyl finish to the floor.

First Floor Accommodation

Landing

Having a central heating radiator, dado railing to the walls and a loft hatch access to the ceiling.

Bedroom One 12'7" x 11'7" (3.85m x 3.54m)



Having a Upvc double glazed window to the front elevation, a central heating radiator and a built-in cupboard which houses the 'Ideal' boiler.

Bedroom Two 10'5" (maximum) x 7'10" (3.18m (maximum) x 2.40m)



Having two Upvc double glazed windows to the rear elevation and a central heating radiator.

Bedroom Three 10'10" x 6'0" (3.32m x 1.83m)



Having two Upvc double glazed windows to the rear elevation, a central heating radiator and dado railing to the walls.

External



To the front of the property there is a brick block set paved area providing off street parking for several vehicles and bounded by wrought iron fencing.

To the rear of the property there is an enclosed

garden which has paved and lawned areas and has timber fencing to the boundaries. There is an outside cold water tap, lighting and access to the gated side passage.

Council Tax Band

Council Tax Band 'A'.

Local Authority - Kington-upon-Hull.

Tenure

The Tenure of this property is Freehold.

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.

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.

Additional Services

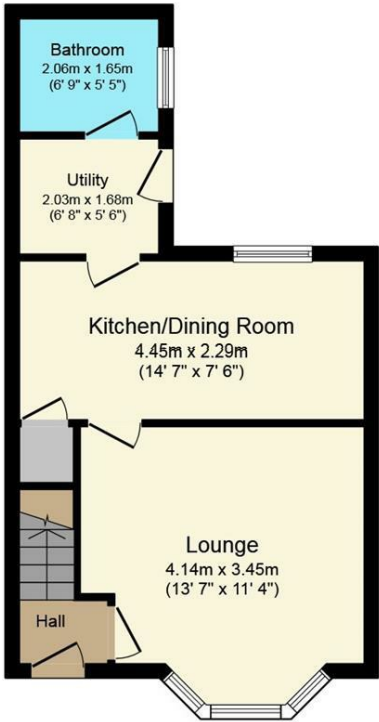
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

Whitakers Estate Agent Declaration

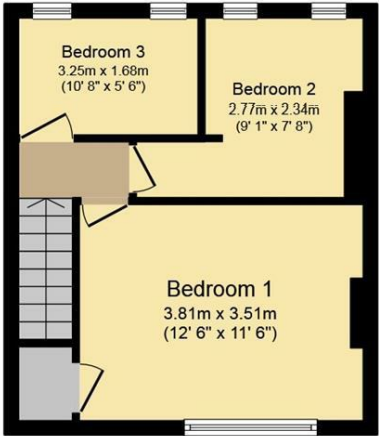
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



Ground Floor

Floor area 37.6 sq.m. (405 sq.ft.) approx



First Floor

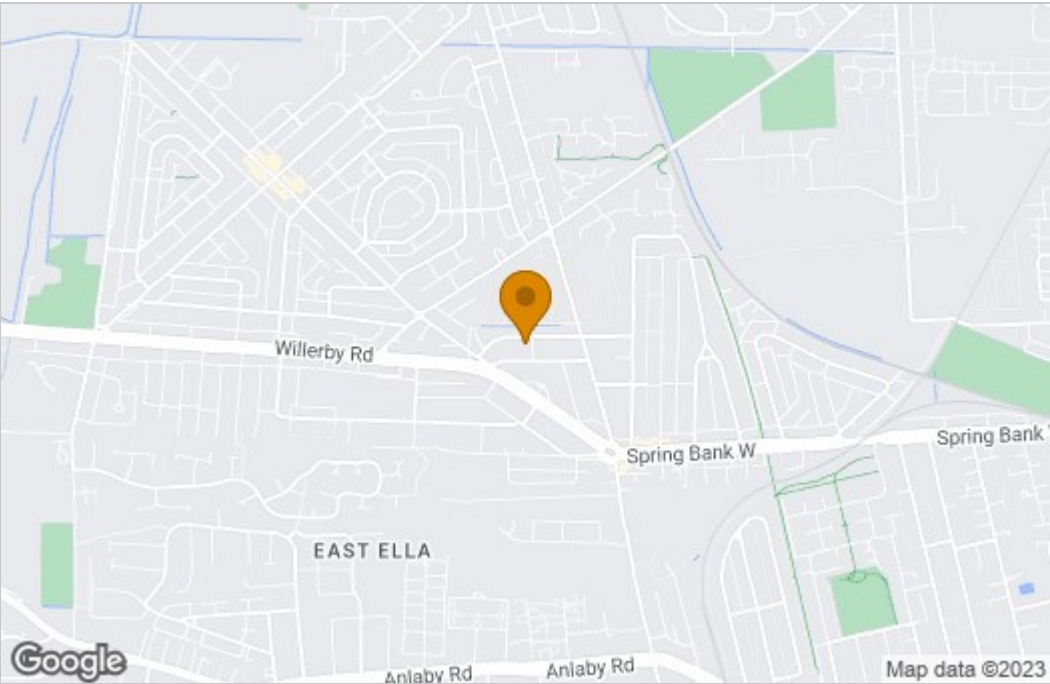
Floor area 29.4 sq.m. (316 sq.ft.) approx

Total floor area 66.9 sq.m. (721 sq.ft.) approx

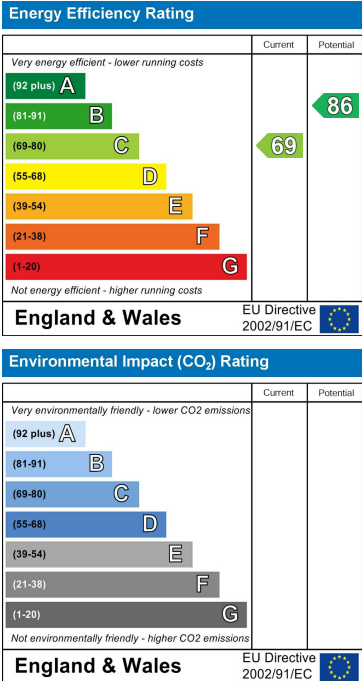
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

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.