

# Whitakers

Estate Agents



## 81 Belgrave Drive, Hull, HU4 6DP

**Offers Over £190,000**

Whitakers Estate Agents are pleased to introduce this semi-detached family home which is ideal for those seeking the convenience of local amenities and transport links, but also require to reside within the catchment of the Eastfield Primary School.

Externally to the front aspect, there is a lawned garden with a side drive that accommodates off-street parking, and extends down the side of the building.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to an open plan lounge / dining room, and fitted kitchen.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a third bedroom, and a bathroom furnished with a four-piece suite.

Patio doors in the dining room open onto the rear garden which is partly laid to lawn, and complimented with patio seating areas.

A path leads to the back of the plot where there is a detached garage, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot.



The accommodation comprises

#### Front external

Externally to the front aspect, there is a lawned garden with a side drive that accommodates off-street parking, and extends down the side of the building.

#### Ground floor

##### Hall



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

##### Open plan lounge / dining room



Lounge 14'9" x 11'0" maximum (4.52 x 3.37 maximum )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorative surround, and carpeted flooring.

Dining room 11'8" x 11'4" maximum (3.57 x 3.46 maximum )



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

Kitchen 19'10" x 8'1" (6.05 x 2.48 )



UPVC double glazed door and windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above b



## Fist floor

### Landing

UPVC double glazed window, and carpeted flooring.

Bedroom one 15'2" x 9'10" maximum (4.63 x 3.00 maximum )

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

Bedroom two 11'7" x 9'10" (3.54 x 3.00 )



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

Bedroom three 9'10" x 6'11" (3.00 x 2.12 )



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

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with electric shower, vanity sink with mixer tap, and low flush W.C.

## Rear external

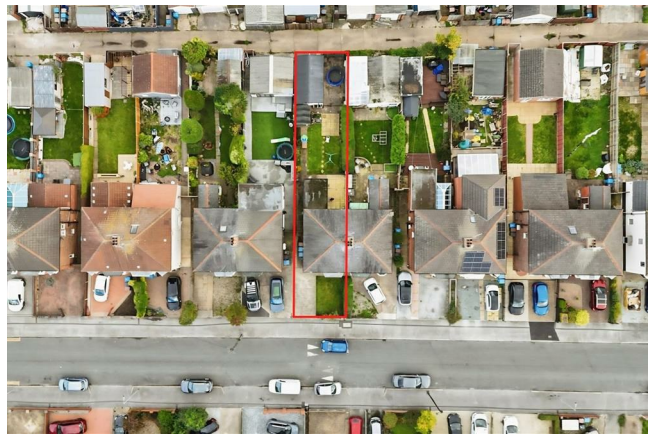


Patio doors in the dining room open onto the rear garden which is partly laid to lawn, and complimented with patio seating areas.

## Garage

A path leads to the back of the plot where there is a detached garage, and gate in the boundary fencing that opens onto the vehicle accessible ten-foot. The residence also benefits from having a wooden storage shed, and an outside tap.

## 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 - 00030190008101

Council Tax band - B

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 20 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.

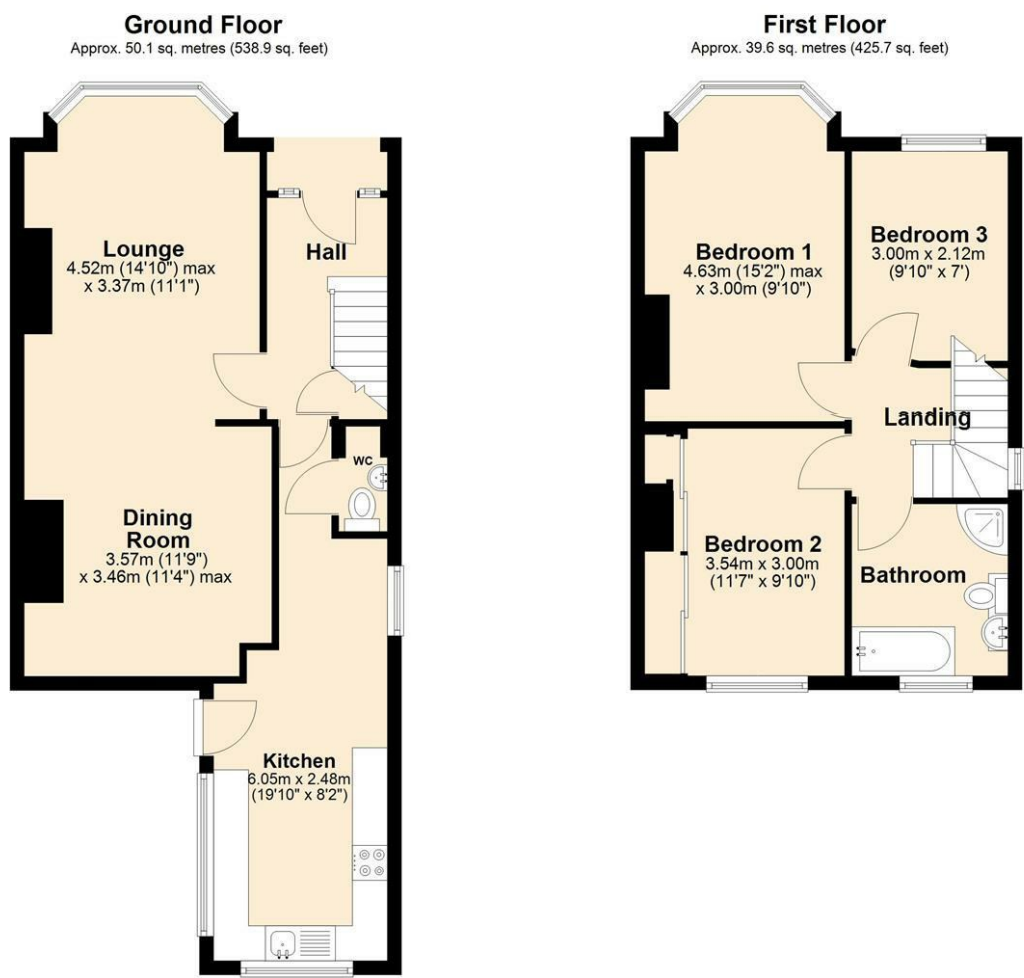
#### Free Market Appraisals / Valuations

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

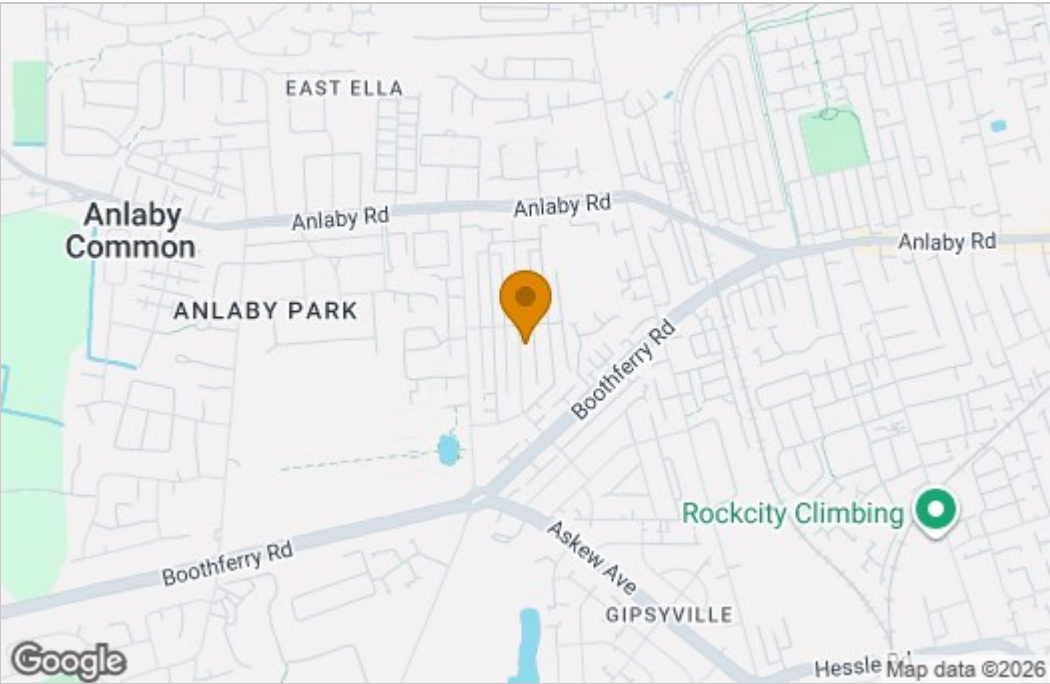
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Floor Plan

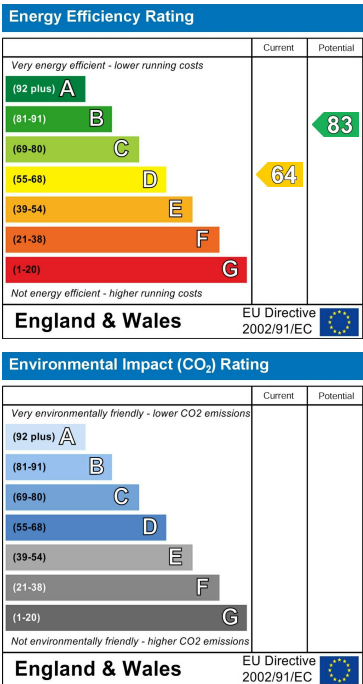


Total area: approx. 89.6 sq. metres (964.6 sq. feet)

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.