

# Whitakers

Estate Agents



## 17 Ainthorpe Grove, Hull, HU5 5EA

**£160,000**

Introducing this traditional end-terrace property which is ideally suited for a growing family seeking the conveniences of Willerby Road / Spring Bank West and wanting to reside in the catchment of the local primary school.

Externally to the front aspect there is a paved forecourt with a gravelled section, The kerb is lowered to accommodate off-street parking.

Upon entering the property, the resident is greeted by an entrance lobby incorporating a bathroom, bay fronted lounge, and breakfast kitchen with conservatory off.

The first floor boasts two double bedrooms, and a good third bedroom.

A wooden swing gate opens to the enclosed rear garden which is partly laid to lawn with wooden decking seating area.  
A paved area that leads to the double width garage which can accommodate further off-street parking.

The accommodation comprises

#### Front external



Externally to the front aspect there is a paved forecourt with a gravelled section, The kerb is lowered to accommodate off-street parking.

#### Ground floor

##### Hall

UPVC double glazed door, central heating radiator, and wooden flooring. Leading to :

##### Bathroom



UPVC double glazed window, central heating radiator, fully tiled with cushion effect laminate flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and electric shower, wash basin with mixer tap, and low flush W.C.

#### Lounge 15'10" x 11'9" (4.83 x 3.60)



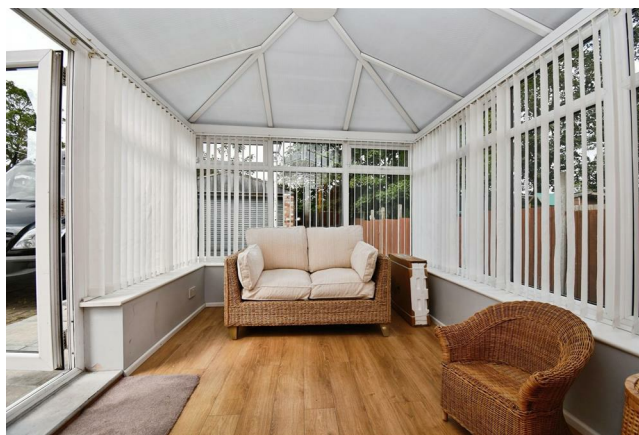
UPVC double glazed bay window, central heating radiator, and laminate flooring.

#### Kitchen / breakfast room 9'7" x 18'2" (2.94 x 5.56 )



UPVC double glazed French doors, two UPVC double glazed windows, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktops, sink with mixer tap, plumbing for a washer / dryer and dishwasher, and interpreted oven / grill and hob with extractor hood above.

#### Conservatory 11'11" x 7'8" (3.64 x 2.35 )



UPVC double glazed throughout with French doors, and laminate flooring.

#### First floor

##### Landing

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

Bedroom one 9'11" x 18'3" (3.03 x 5.57 )



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

Bedroom two 11'11" x 10'9" (3.65 x 3.30 )



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom three 8'10" x 7'11" (2.70 x 2.42 )



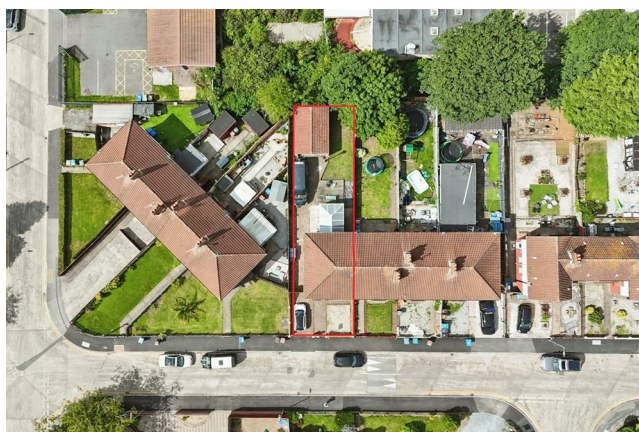
UPVC double glazed window, central heating radiator, and carpeted flooring.

Rear external

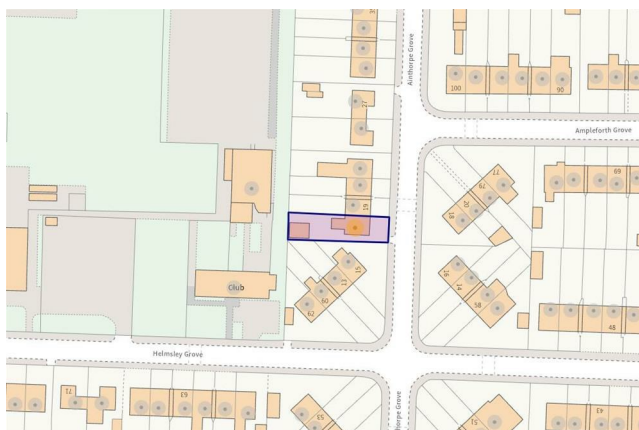


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Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number -

00320001001707

Council Tax band - A

EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Basic 14 Mbps / Ultrafast 10000 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

