

Whitakers

Estate Agents



10 Blossom Grove

, Hull, HU8 9XS

Offers In The Region Of £170,000



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The Accommodation Comprises

Front external

Ground Floor

Entrance Hall

An external Upvc entrance door with two double glazed panel inserts leads into the entrance hall. Having a central heating radiator and where a flight of stairs lead to the first floor accommodation.

Lounge

16'0" x 10'3" (4.88 x 3.14)

The focal point of the room being the feature log store wood burning stove situated on a marble effect hearth with imitation exposed brick detailing to the wall. There are two central heating radiators, ornate cornicing and mouldings to the ceiling, a wood effect laminate finish to the floor, a built-in understairs storage cupboard and two Upvc double glazed windows - one to the front elevation and one to the side elevation.

Dining Kitchen

13'6" x 8'8" (4.13 x 2.66)

Being fitted with a range of units in an oak effect finish with brushed steel effect fittings comprising: wall mounted eye-level units, frosted glazed fronted display cabinets, drawers and base units with a complementary fitted 'Butchers Block' style wooden effect worksurface over which incorporates a composite sink and drainer unit with mixer tap. There is an integrated oven and four ring gas hob with a feature extractor canopy hood above, plumbing for an automatic washing machine, a central heating radiator, coving to the ceiling, a wood

effect laminate finish to the floor, and a tiled splashback finish to the walls. Concealed within one of the wall mounted eye-level units is the boiler. There is an internal Upvc double glazed window light and Upvc double glazed inner entrance door leading into the conservatory.

Conservatory

12'2" x 11'9" (3.72 x 3.59)

Being of brick and Upvc double glazed construction with a polycarbonate roof and having a wood effect laminate finish to the floor and Upvc double glazed 'French' doors to the side elevation.

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Outside

To the front of the property there is an open plan garden with flower bed and brick block set paving. A brick clock set paved driveway to the side of the property provides off street parking and leads to a gated access into the enclosed rear garden. The rear garden has a paved patio seating area, an area of artificial lawn which is sectioned off with low timber fencing, a timber built garden store shed and having timber fencing to the boundaries.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'C'.

Local Authority - Kingston-Upon-Hull.

Tel: 01482 877177

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 sales 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.

Material Information:

Construction - Brick and tile

Conservation Area - Not applicable

Flood Risk - low

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

Broadband - Basic 5 Mpbs, Ultrafast 1000 Mpbs

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

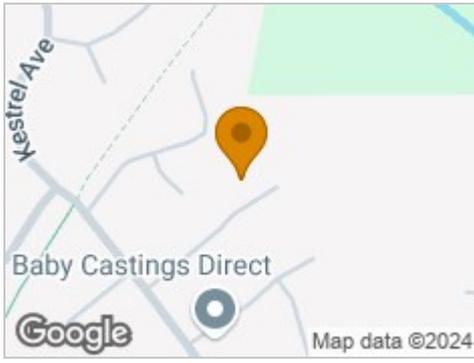
Planning - Not applicable

Whitakers Estate Agent Declaration:

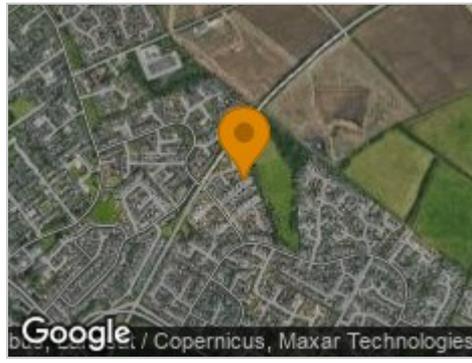
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Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 43.6 sq.m. (469 sq.ft.) approx

First Floor

Floor area 32.3 sq.m. (348 sq.ft.) approx

Total floor area 75.9 sq.m. (817 sq.ft.) approx

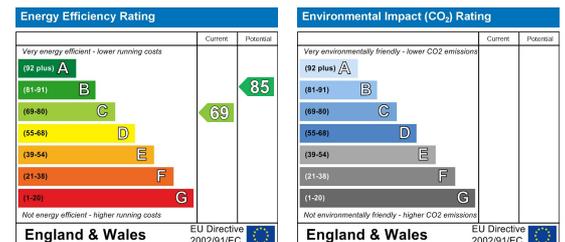
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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