Whitakers
Estate Agents

85 Hornby Grove, Hull, HU9 4PG

£114,950

REQUIRING SOME UP DATING, THIS SEMI DETACHED PROPERTY BOASTS A CORNER PLOT OF FABULOUS SIZE AND REPRESENTS A GOOD OPPORTUNITY FOR THE PURCHASER LOOKING TO TAKE ON A PROJECT. THE ACCOMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN, GROUND FLOOR SHOWER ROOM, THREE FIRST FLOOR BEDOOMS OF GOOD PROORTION, HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND IS SET WITHIN GARDENS TO THREE SIDES WITH PLENTY OF OFF STREET CAR PARKING AMENITIES.

OFFERERING ENORMOUS POTENTIAL TO RETURN THIS PROPERTY TO ITS FORMER FAMILY HOME, FURTHER ENQUIRIES ARE WELCOME IN ORDER TO VIEW.

Entrance Hall
Staircase off, useful under stairs storage cupboard and a radiator.

Lounge 12'9" x 11'4" (3.91 x 3.46)

Window to the front aspect, wall mounted gas fire, and a radiator.

Kitchen 7'8" x 18'0" (2.35 x 5.50)

Fitted floor and wall units with preparation surfaces having an inset stainless steel sink unit. Windows to the rear aspect a radiator , plumbing for an automatic washing machine and a radiator.

Ground Floor Shower Room

A contemporary room with a plumbed rain shower unit within an independent enclosure and a low level wc and wash hand basin within a vanity unit. there is also a chrome heated towel rail.

First Floor Landing
Giving access to:

Bedroom One 9'11" x 15'0" (3.03 x 4.58)

Windows to the front aspect, built in storage cupboard and a radiator.

Bedroom Two 10'10" x 9'2" (3.31 x 2.80)

Window to the rear aspect and a radiator.

Bedroom Three 7'8" x 8'7" (2.36 x 2.64)

Window to the rear aspect and a radiator.

Gardens

The property is set within a plot of excellent proportion to three sides which can also accommodate a number of vehicles for off street parking amenities.

EPC
EPC Rating

Council Tax
Hull City Council tax band A

Tenure
Freehold

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.

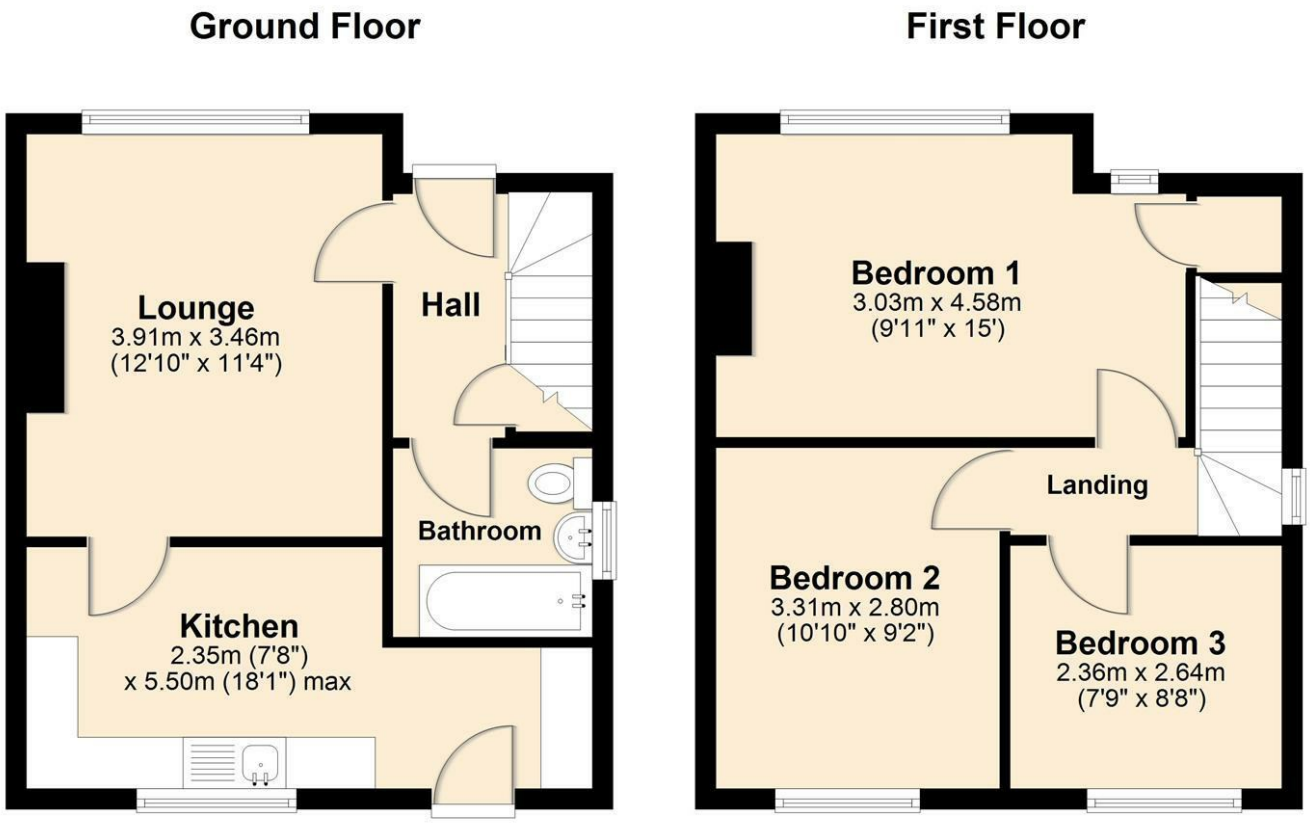
We have been advised that the gas fire is none working by the seller

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.

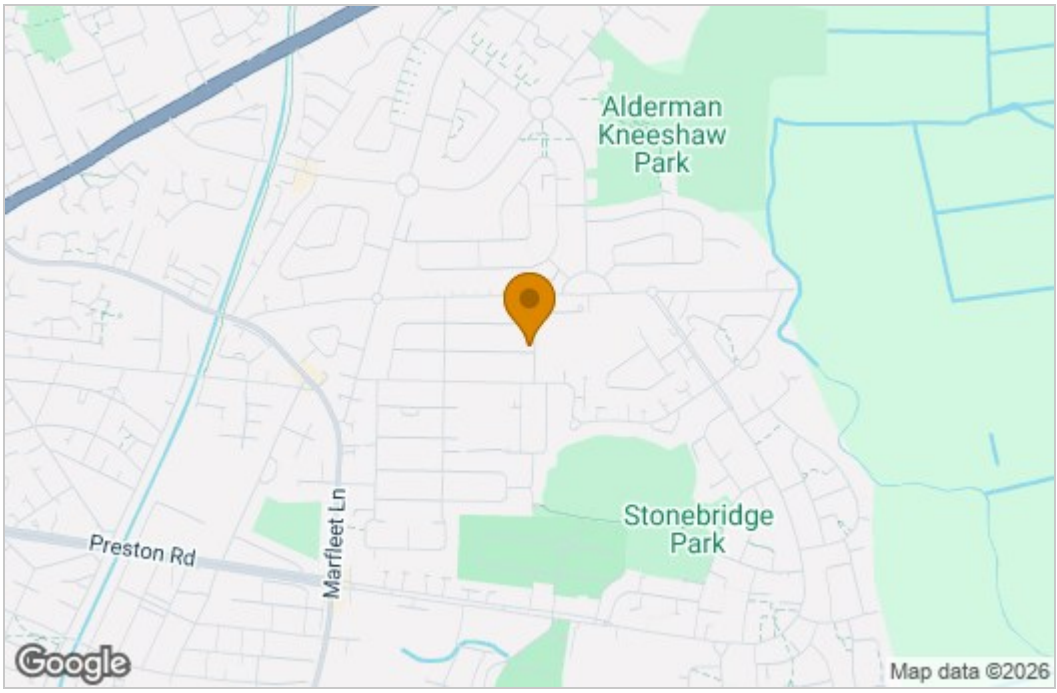
Material Information:
Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -No

Floor Plan

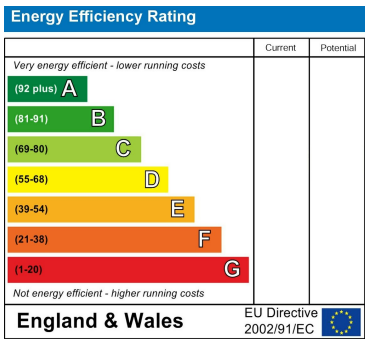


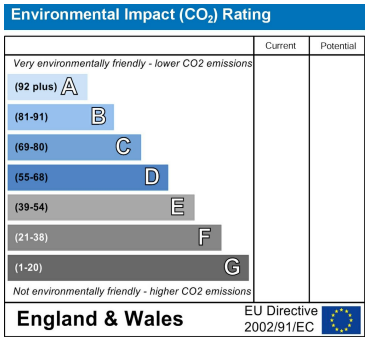
Total area: approx. 67.8 sq. metres (729.3 sq. feet)

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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk