



## 80 Grosvenor Road

Kingswood, Hull, HU7 3DS

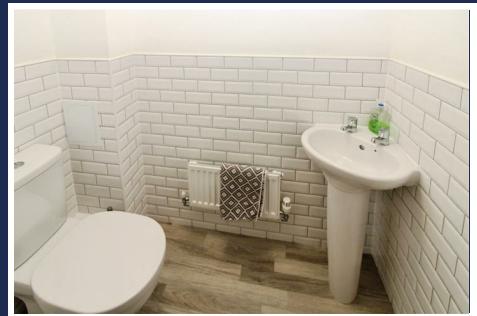
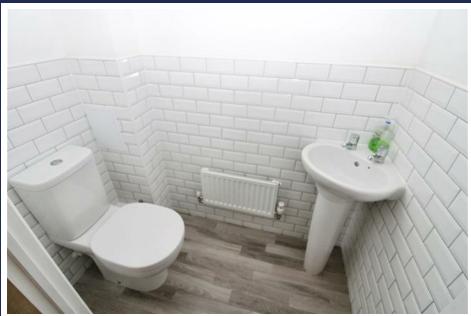
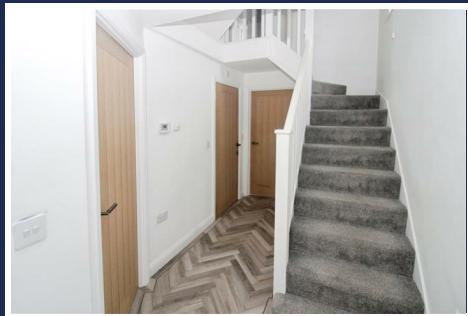
Offers In The Region Of £265,000



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## Reception Hall

Window to the side aspect, staircase off, useful under stairs storage cupboard and a radiator.

## Cloak Room

Low level wc unit, wash hand basin with a pedestal , half tiled walls and a radiator

## Lounge

12'11" x 11'11" (3.95 x 3.65)

Window to the front aspect and a radiator.

## Dining Kitchen

18'0" x 9'4" (5.50 x 2.85)

A lovely range of fitted floor and wall units with contrasting preparation surfaces in quartz having an inset sink unit with monobloc tap. Window to the rear aspect, partially tiled walls, a radiator an integrated appliances include an electric double oven, four ring gas hob, stainless steel over head extractor canopy, fridge / freezer and a dishwasher. French Doors give access to the rear garden.

## Utility Room

7'8" x 5'4" (2.35 x 1.65)

Fitted floor and wall units with contrasting preparation surface, again in quartz, a radiator, access to the side aspect and plumbing for an automatic washing machine

## First Floor Landing

### Bedroom Two

12'11" x 11'11" (3.95 x 3.65)

Window to the front aspect, a radiator and fitted wardrobe with sliding doors.

### En Suite

7'6" x 4'7" (2.31 x 1.40)

An electric shower unit within an independent

enclosure, wash hand basin with a pedestal and a low level wc unit. Tiled floor, half tiled walls, window to the front aspect and a radiator.

## Bedroom Three

10'2" x 9'9" (3.10 x 2.99)

Window to the rear aspect and a radiator.

## Bedroom Four

10'2" x 8'3" (3.10 x 2.53)

Window to the rear aspect and a radiator.

## Family Bathroom

7'8" x 4'9" (2.35 x 1.45)

A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc unit. Tiled floor, half tiled walls, a shower attachment to the bath and there is a radiator.

## Top Floor

### Master Bedroom

14'1" x 11'11" (4.30 x 3.65)

Window to the rear aspect and "Velux" style window to the rear aspect. Built in storage cupboard and a radiator.

## En Suite

5'6" x 4'9" (1.70 x 1.45)

A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level wc unit. "Velux" style window, tiled floor and half tiled walls and there is a chrome heated towel rail.

## Gardens

To the front of the property is a small garden laid to decorative aggregates and to the rear an enclosed garden laid to lawn with a paved patio area and a decking seating area.

## Garage

Located at the rear of the property, brick built with an up and over vehicular door, a side personnel door and a electricity supplied

## Council Tax

Hull City Council - band D

## Tenure

This property is 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.

## 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 under a tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal -Yes

Broadband - Ultrafast 900 Mpbs

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

## 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.



## Road Map



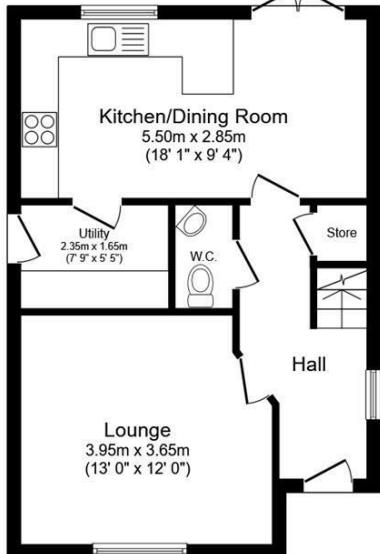
## Hybrid Map



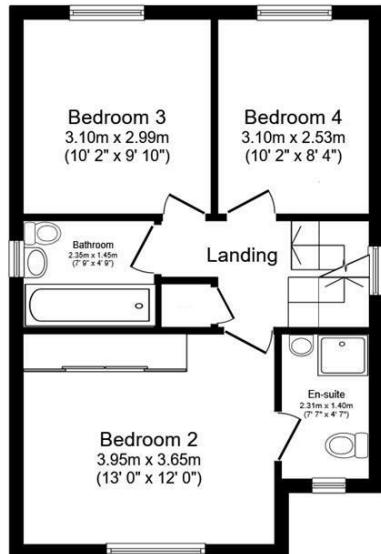
## Terrain Map



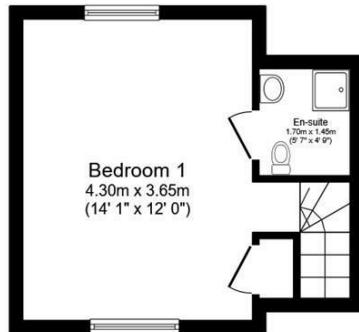
## Floor Plan



**Ground Floor**  
Floor area 44.4 sq.m. (477 sq.ft.)



**First Floor**  
Floor area 44.4 sq.m. (477 sq.ft.)



**Second Floor**  
Floor area 23.1 sq.m. (249 sq.ft.)

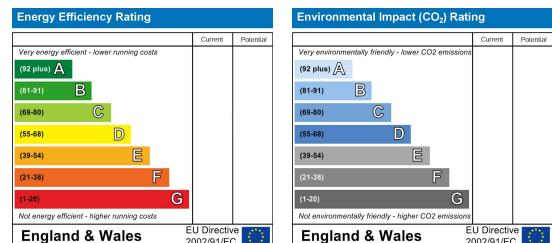
**Total floor area: 111.8 sq.m. (1,204 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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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