

Whitakers

Estate Agents



27 Grosmont Close, Hull, HU8 9LW

Guide price £240,000

*** GUIDE PRICE £240,000 TO £250,000 ***

THIS LOVELY EXTENDED 3 BEDROOM FAMILY HOME WITH STUNNING GARDENS REALLY DOES NEED TO BE VIEWED!

Standing on an enviable corner plot at the foot of this peaceful cul-de-sac off Howdale Road and boasting impressive wrap around gardens, this property would be ideal for families looking for a spacious home presented in true "move-in" condition!

Having been immaculately maintained and improved by the current owners who have resided there for over 40 years, the property briefly comprises: entrance hallway with downstairs cloakroom, spacious lounge, dining room and modern kitchen/breakfast room to the ground floor whilst to the first floor there are 3 bedrooms, all with fitted wardrobes and a shower room.

Having the additional benefit of the aforementioned impressive front, rear and side gardens, private side driveway and extended garage together with gas central heating and uPVC double glazing throughout, internal viewing is highly recommended to fully appreciate the accommodation available.

The Accommodation Comprises

Entrance Hallway



Composite door with glazed side panels into entrance hallway with carpeted flooring, central heating radiator, uPVC window to the side aspect, under stairs storage cupboard, a further storage cupboard and stairs leading to the first floor.

Downstairs Cloakroom



With low lush WC, vanity hand wash basin, vinyl flooring and a uPVC window to the side aspect.

Lounge 13'10 x 10'7 (4.22m x 3.23m)



Lounge with uPVC bow window to the front aspect, central heating radiator, feature fireplace with a inset gas fire and carpeted flooring extending into Dining Room.

Dining Room 13'6 x 9'2 (4.11m x 2.79m)



Dining Room with uPVC window to side aspect, carpeted flooring, central heating radiator and doors into breakfast room.

Breakfast Room 16'9 x 7'2 (5.11m x 2.18m)



The breakfast room features carpeted flooring, central heating radiator, double doors into dining area and uPVC patio doors into rear garden and leads into....

Modern Fitted Kitchen 11'0 x 7'4 (3.35m x 2.24m)



Contemporary modern kitchen fitted with a range of white wall and base units with contrasting work surfaces and splashbacks. Composite sink/drainage unit with mixer tap over, 4 ring gas hob with extractor hood over and electric fan oven below, plumbing for a dishwasher and automatic washing machine and space for a tumble dryer and free standing fridge freezer. Laminate flooring, uPVC window to the side aspect, breakfast bar seating with storage cupboard space below and composite door into rear garden.

First Floor Landing



Carpeted stairs from entrance hallway to first floor landing with carpeted flooring, uPVC window to side aspect, storage cupboard housing combi boiler and loft access hatch.

Bedroom One 14'3 x 10'4 (4.34m x 3.15m)



Double bedroom with uPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Two 13'4 x 10'3 (4.06m x 3.12m)



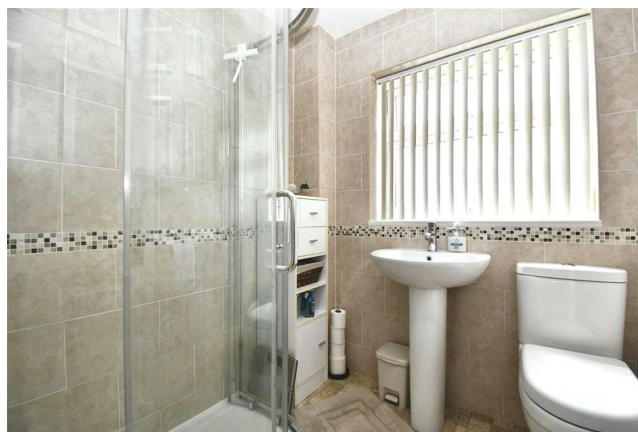
Double bedroom with uPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Three 9'8 x 6'10 (2.95m x 2.08m)



Single bedroom with uPVC window to front aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Shower Room 6'2 x 6'1 (1.88m x 1.85m)



Shower cubicle with electric shower over, low flush wc and hand wash basin, vinyl flooring, tiling to walls, a heated towel rail and a uPVC window to the rear aspect.

Outside



Standing on an impressive and peaceful corner plot, to the front of the property is a low maintenance gravelled garden with perimeter wall whilst the private side driveway leads to the detached garage providing ample off road parking. Gate access leads to the impressive rear and side gardens featuring lovely spacious paved seating areas, a well maintained lawn and borders featuring an array of mature plants and shrubs, perfect for entertaining and family living whilst also giving the opportunity for further extension (subject to necessary planning and consents)

Garage



The detached garage is situated at the foot of the private side driveway and features an up and over door with additional door into the rear garden and has been extended to provide additional storage.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC rating C

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/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning -

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.

Offering on a property

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan



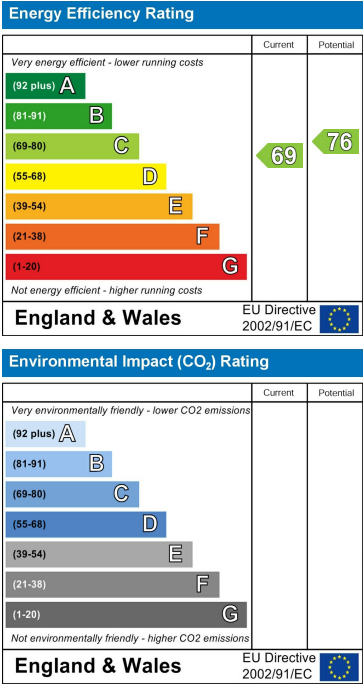
Total floor area: 99.6 sq.m. (1,072 sq.ft.)

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

Area Map



Energy Efficiency Graph



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