

Whitakers

Estate Agents



214 Grasby Road, Hull, HU8 9DE

Asking Price £90,000

Just a stroll away from Bellfield Primary School, enjoying a quiet position and all of the array of shopping, leisure and transport amenities that Holderness Road has to offer, this modern style mid terrace house is an ideal prospect for the small family unit, will appeal to the first time buyer and pique the interest of the discerning investor with an eye on the lucrative lettings market.

The accommodation briefly comprises Storm Porch, Entrance Hall, Lounge and further Storm Porch to the rear aspect, Dining Kitchen to the ground floor and Three Bedrooms and a Family Bathroom to the first floor. With gas central heating to radiators and double glazing, the property has enclosed gardens to the front and rear and appointments in order to view are encouraged

Storm Porch
With built in storage cupboards

Entrance Hall



With staircase off, laminate flooring and a built in storage cupboard.

Dining Kitchen 16'2" x 9'4" (4.95 x 2.87)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap Window to the front aspect, plumbing for an automatic washing machine, partially tiled walls and opens to;

Lounge 9'10" x 15'8" (3.01 x 4.79)



With laminate flooring and Patio Doors to the rear aspect allowing plenty of natural light and access to the rear garden, with a further uPVC door leading into the;

Rear Storm Porch



Vinyl flooring, wooden rear door leading into the rear garden.

First Floor Landing

With two built in storage cupboards and access to;

Bedroom One 12'4" x 8'10" (3.77 x 2.71)



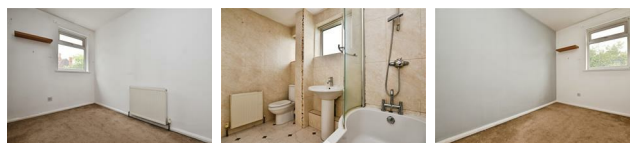
Window to the rear aspect and a radiator

Bedroom Two 13'8" x 6'7" (4.19 x 2.02)



Window to the rear aspect and a radiator.

Bedroom Three 9'5" x 6'6" (2.89 x 2.00)



Window to the rear aspect and a radiator.

Family Bathroom



A white suite to comprise panelled shower bath, wash hand basin with a pedestal and a low level wc. The walls are tiled and there is a plumbed shower unit over the bath with a shaped shower screen to the bath side.

Gardens



To the front of the property is a small enclosed garden and to the rear an enclosed garden which is laid to artificial lawn with a paved patio area.

Council Tax

Hull City Council - Band A

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 -Low

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

Broadband - Basic 21 Mbps Ultrafast 10000 Mbps

Coastal Erosion -No

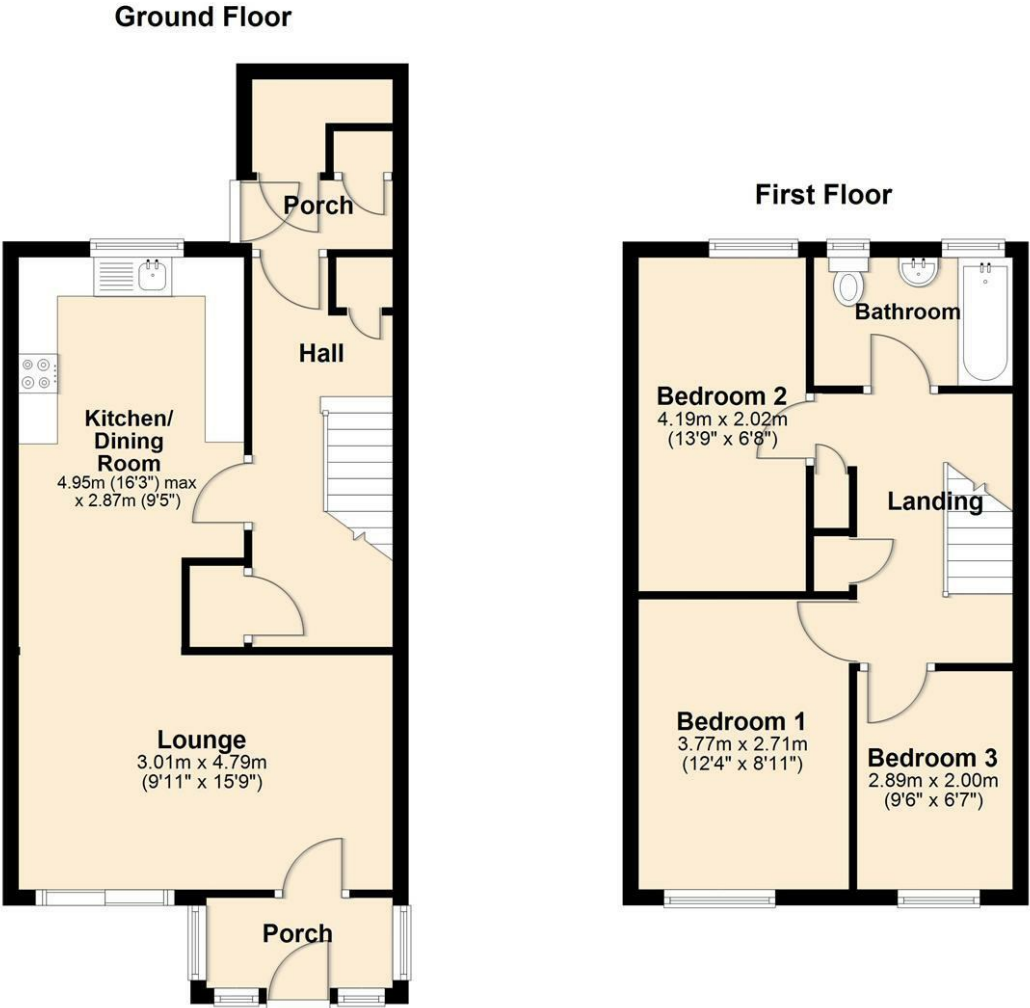
Coalfield or Mining Area -No

Planning -No

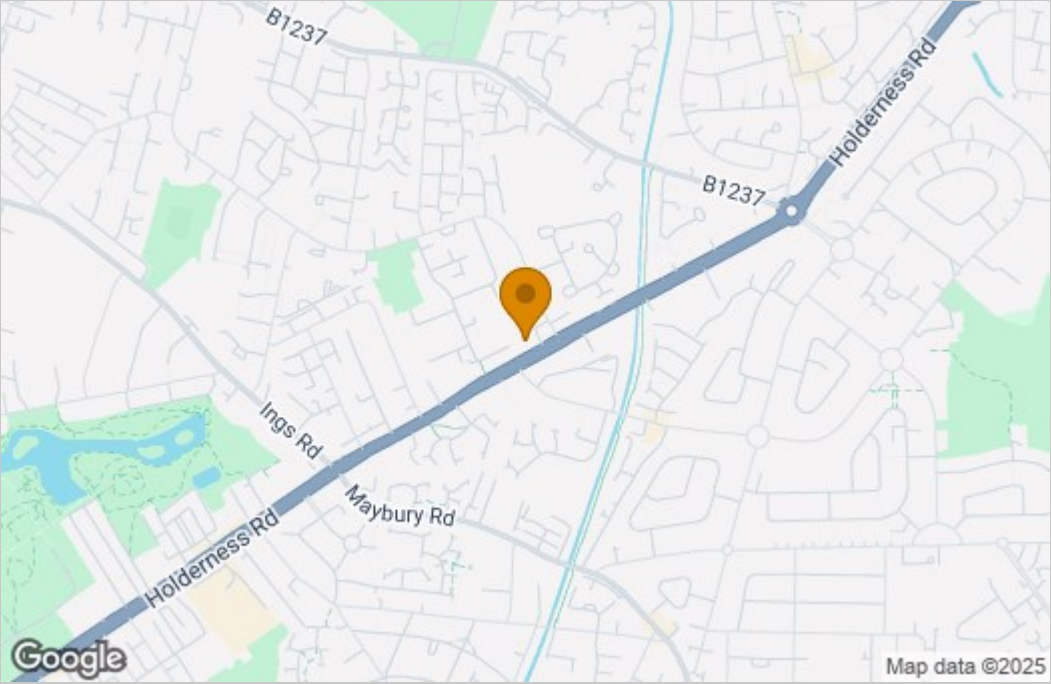
Whitakers Estate Agent Declaration:

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.

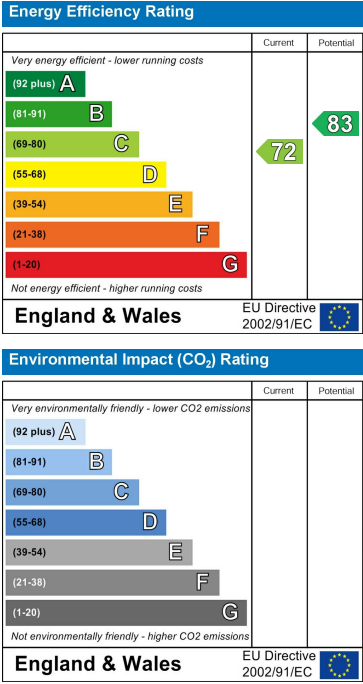
Floor Plan



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.