Whitakers
Estate Agents

12 Glaisdale Grove, Hull, HU9 3UU

Offers Over £145,000

SITUATED IN A POPULAR AREA TO THE EAST OF THE CITY, THIS SPACIOUS END TERRACE HOUSE TICKS ALL OF THE BOXES REQUIRED FOR THE FAMILY REQUIRING A LITTLE EXTRA ROOM.
THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, FITTED KITCHEN, UTILITY ROOM, STORAGE AREA, THREE FIRST FLOOR BEDROOMS OG GOOD PROPORTION AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.
WITH OFF ROAD CAR PARKING TO THE FRONT TO ACCOMMODATE THREE VEHICLES AND A REAR GARDEN OF FABULOUS SIZE, APPOINTMENTS IN ORDER TO VIEW ARE WELCOME.

Reception Hall

Staircase off with useful under stairs storage cupboard and laminate flooring

Lounge 13'0" x 12'7" (3.97 x 3.85)

Window to the rear aspect, Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and a radiator.

Utility Room 8'2" x 6'4" (2.50 x 1.95)

Tiled walls, window to the side aspect, fitted floor unit plumbing for an automatic washing machine

Storage Area

Adjoins the utility room and ideally lends itself to expansion.

Fitted Kitchen 15'1" x 9'8" (4.60 x 2.95)

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to the rear an side aspects allowing plenty of natural light partially tiled walls, a contemporary style radiator, plumbing for a dishwasher and built in appliances include a microwave oven and an extractor canopy.

First Floor Landing

Bedroom One 11'5" x 10'5" (3.50 x 3.20)

Window to the rear aspect, built in storage cupboard and a contemporary style radiator

Bedroom Two 10'4" x 9'10" (3.16 x 3.00)

Window to the rear aspect, laminate flooring, a contemporary style radiator and a feature fire surround.

Bedroom Three 8'8" x 8'3" (2.65 x 2.54)

Window to the front aspect and laminate flooring

Bathroom

A white suite to comprise a panelled shower bath, wash hand basin within a vanity unit and a low level wc. Tiled walls, a contemporary style radiator and there is a shower attachment and a shaped shower screen to the bath side.

Rear Garden

To the rear of the property is a garden of enviable proportion which is laid mainly to lawn with a paved patio area.

Off Street Car Parking Amenities

To the front of the property there are off street car parking amenities which can accommodate three vehicles

Council Tax

Hull City Council Tax band A

EPC

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.

Making an offer

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.

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.

Whitakers Estate Agent Declaration:

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

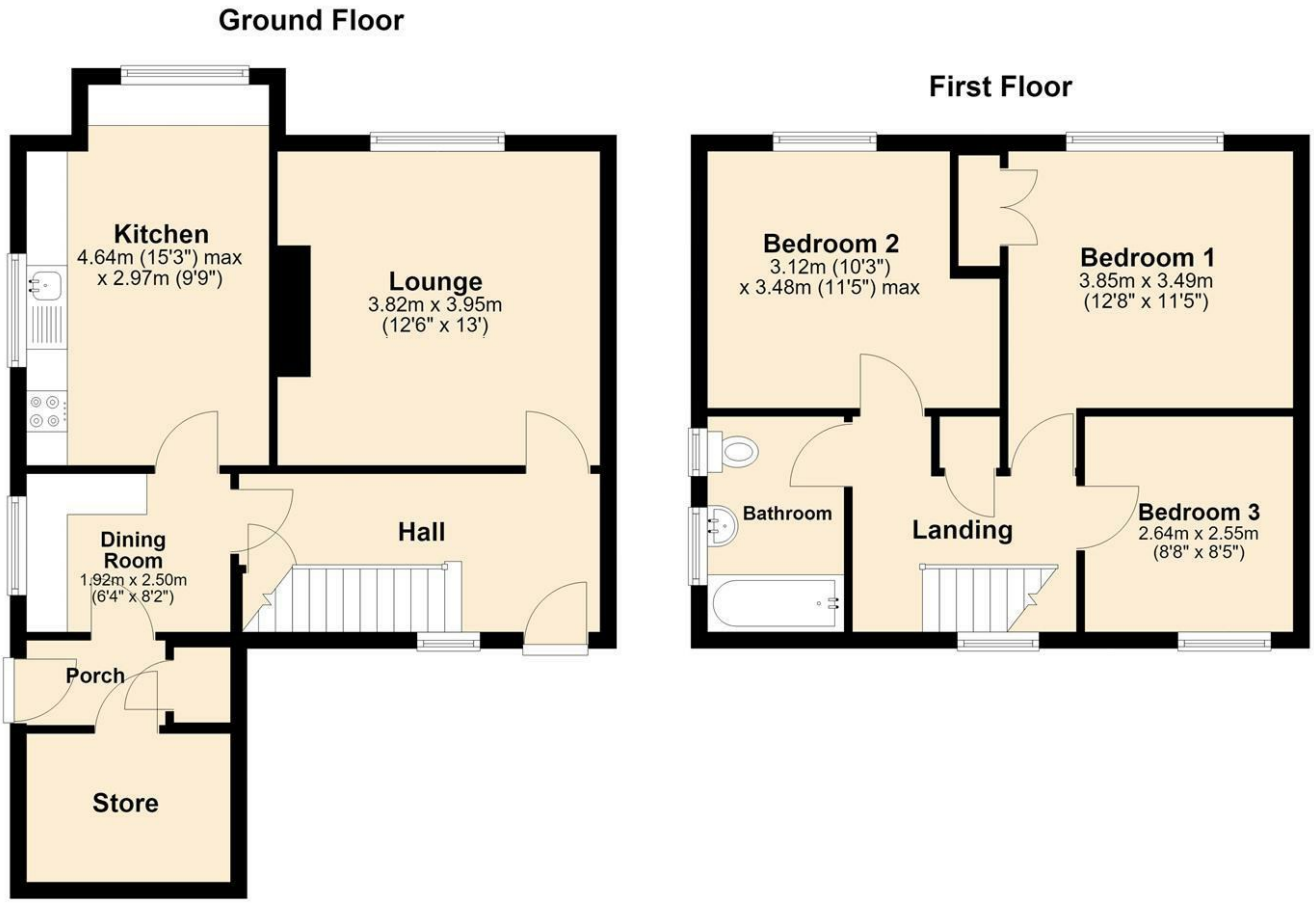
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other

details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

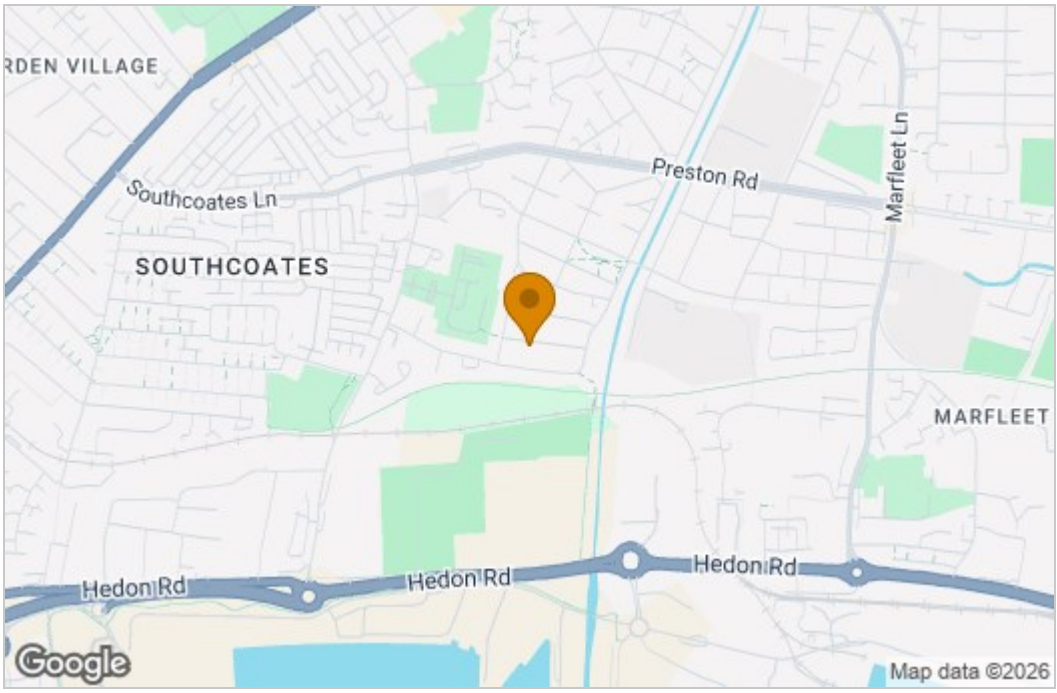
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Material Information:
Construction - Brick under tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal -Basic 7 Mbps Ultrafast 10000 Mbps
Broadband -EE/Vodafone/O2/Three
Coastal Erosion -No
Coalfield or Mining Area -No
Planning - no

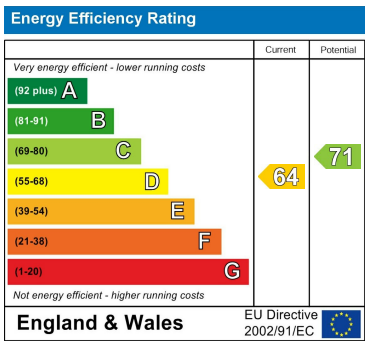
Floor Plan

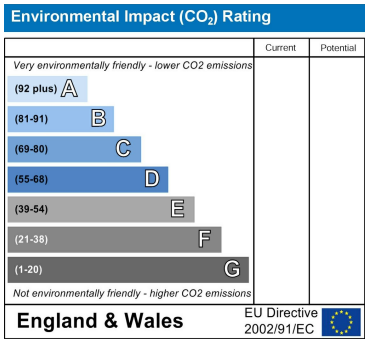


Area Map



Energy Efficiency Graph





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