



## 8 Deerhurst Grove, Hull, HU7 4QF

**Offers Around £90,000**

This 3 bedroom end terraced property is available to purchase with NO ONWARD CHAIN!

Occupying a spacious corner plot in a popular and convenient location, well positioned for local shops, schools and amenities the property also benefits from excellent transport links into and around the City.

Being ideal for first time buyers, families and investors alike, the property offers well proportioned family accommodation and affords an outstanding opportunity for a discerning buyer to put their own stamp on a property in a sought after area.

Whilst in need of updating and modernisation, the property briefly comprises; entrance hallway, downstairs wc, dining kitchen and spacious lounge the ground floor whilst there are 3 bedrooms and a family bathroom to the first floor.

Also benefitting from front and rear gardens and a detached garage together with UPVC double glazing and gas central heating, early viewing is recommended!

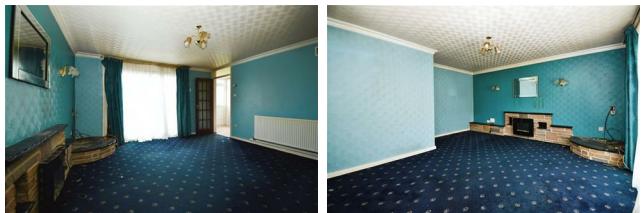
## The Accommodation Comprises

### Entrance Porch



With uPVC door and side windows

Lounge 15' x 14'4 (4.57mx 4.37m)



With uPVC window to front, fireplace with electric fire and central heating radiator.

Dining Kitchen 15' x 11'10 max (4.57m x 3.61m max)



Wall and base units with contrasting work surfaces, space for gas cooking appliance and sink/drainer with mixer taps. Plumbing for automatic washing machine, laminate flooring, central heating radiator and uPVC windows to front and rear.

### Rear Lobby



With uPVC door and window to rear, under stair storage and door into....

### Downstairs Cloakroom



With low flush wc, hand wash basin and uPVC window to rear

### First Floor Landing



With central heating radiator, uPVC window to rear and storage cupboard.

Bedroom One 15'3 x 11'7 max (4.65m x 3.53m max)



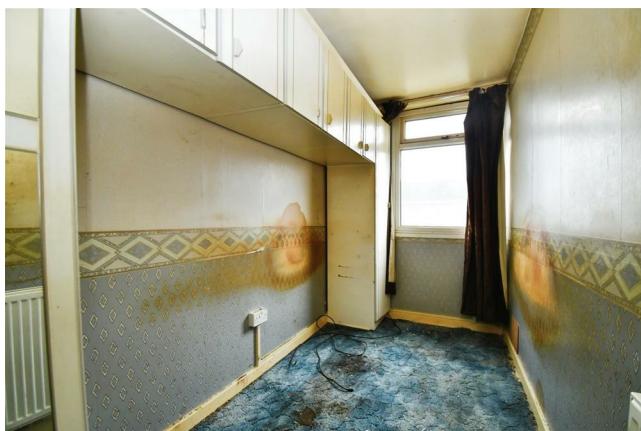
With uPVC window to front and central heating radiator

Bedroom Two 11'10 x 8'6 (3.61m x 2.59m)



With uPVC window to front and central heating radiator

Bedroom Three 12'4 x 5'6 (3.76m x 1.68m)



With uPVC window to front, central heating radiator and storage cupboard

Bathroom 8'8 max x 6'6 max (2.64m max x 1.98m max)



Bath with shower over, low flush wc and hand wash basin. Central heating radiator and uPVC window to rear.

Outside



The property occupies a spacious corner plot, to the rear is an enclosed garden with fencing to perimeters and side gate access whilst to the front is a further spacious garden with detached single garage and fencing to perimeters.

Garage



Single garage with up and over door and internal door into garden

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC Awaited

#### 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 and timber frame under tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Reference 89/01378/PF

Alternative Reference 00022173

Application Received Mon 03 Apr 1989

Application Validated Mon 03 Apr 1989

Address 8 Deerhurst Grove Kingston Upon Hull

City Of Kingston Upon Hull Ua HU7 4QF

Proposal CHANGE OF USE FROM AMENITY

LAND TO GARDEN LAND

Status Unknown

Decision Not Available

Decision Issued Date Wed 10 May 1989

Appeal Status Unknown

Appeal Decision Not Available

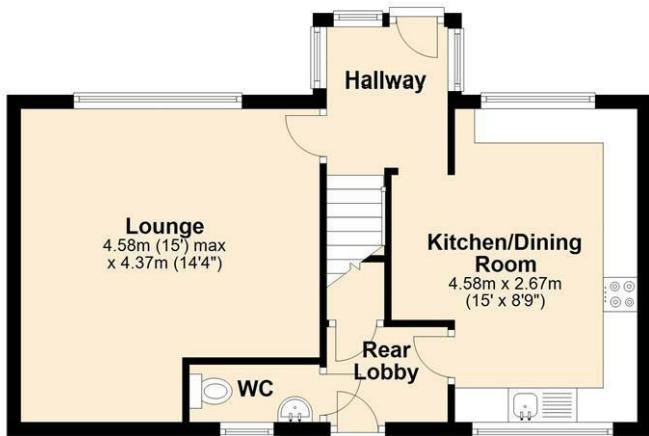
#### Whitakers Estate Agent Declaration:

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

### Ground Floor

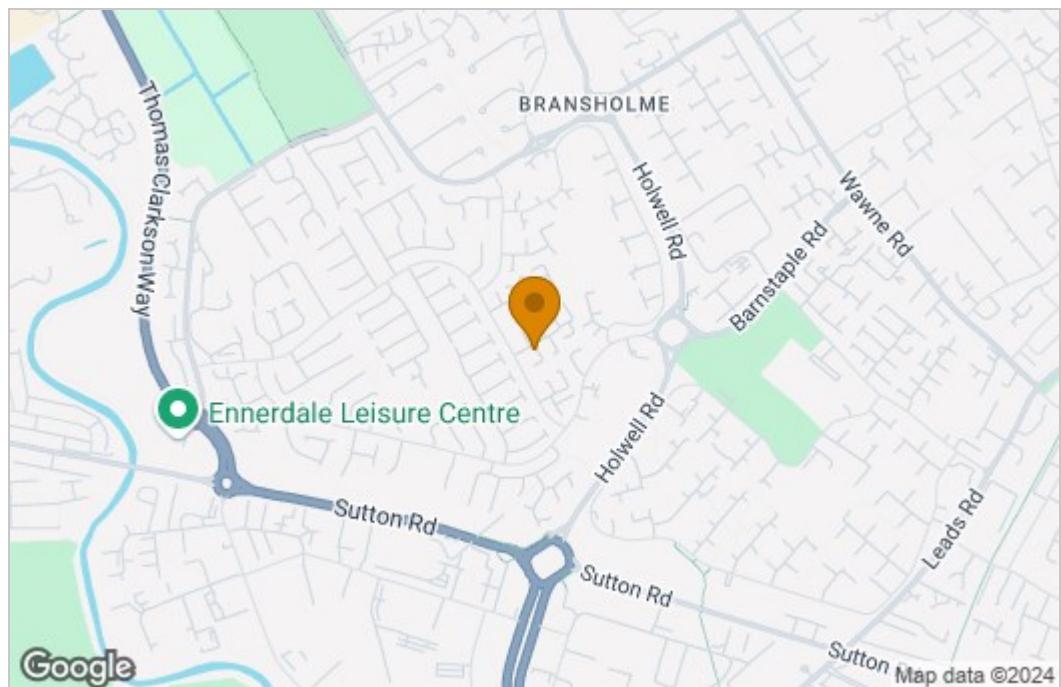


### First Floor

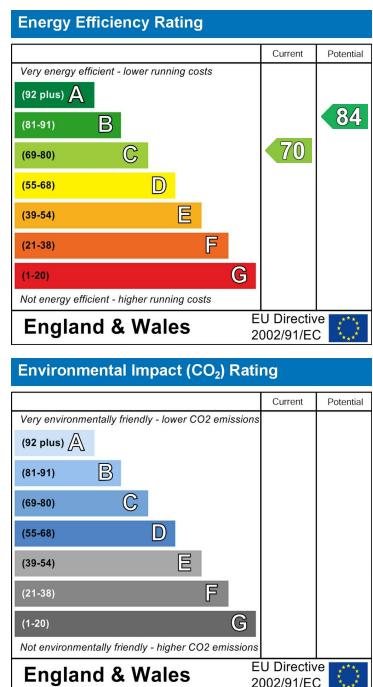


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.