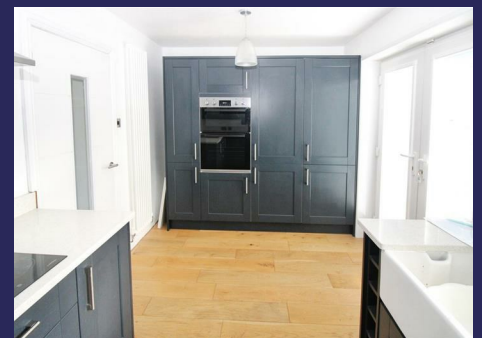


# Whitakers

Estate Agents



## 16 Blossom Grove, Hull, HU8 9XS

**Asking Price £129,950**

ENJOYING A QUIET CUL-DE-SAC POSITION OFF HOWDALE ROAD TO THE EAST OF THE CITY, THIS TWO BEDROOM END "MEWS" STYLE PROPERTY IS A FABULOUS OPPORTUNITY FOR THE FIRST TIME BUYER OR INDEED THE PURCHASER LOOKING TO DOWN SIZE.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE PORCH, LOUNGE, CONTEMPORARY FITTED KITCHEN WITH APPLIANCES, TWO FIRST FLOOR BEDROOMS AND A CONTEMPORARY SHOWER ROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY HAS AN ENCLOSED REAR GARDEN WHICH IS LAID TO PATIO AND THERE ARE TWO OFF STREET CAR PARKING SPACES TO THE FRONT.

A WELL PRESENTED AND COSY HOME, INTERNAL INSPECTIONS ARE WELCOME

## Entrance Porch

Giving access to:

### Lounge



Window to the front aspect, a radiator and an open plan staircase off with an attractive timber and glazed balustrade and useful under stairs storage cupboard.

### Fitted Kitchen



A lovely range of fitted floor and wall units with attractive preparation surfaces incorporating a "Belfast" sink unit with mixer tap. Window to the rear aspect and French Doors allow plenty of natural light and access to the rear garden and integrated appliances include an electric oven and grill, an electric hob, stainless steel overhead extractor canopy, a fridge/freezer and a plumbed in automatic washing machine.

### Bedroom One



Window to the front aspect, a radiator and a built in storage cupboard

### Bedroom Two



Window to the rear aspect, a radiator and fitted wardrobes with sliding doors.

### Shower Room



A plumbed shower unit with "Rain" and hand held attachments within an independent enclosure, dual flush low level wc unit and a wash hand basin with half pedestal. Tiled walls, a chrome heated towel rail and a spotlights to the ceiling.

### Garden



There is an enclosed rear garden which is laid to paved patio with a Pergola and a garden storage shed

### Off Street Car Parking

To the front of the property there are two allocated parking spaces

### Council Tax

Hull City Council - Band B

### 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.

#### 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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

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

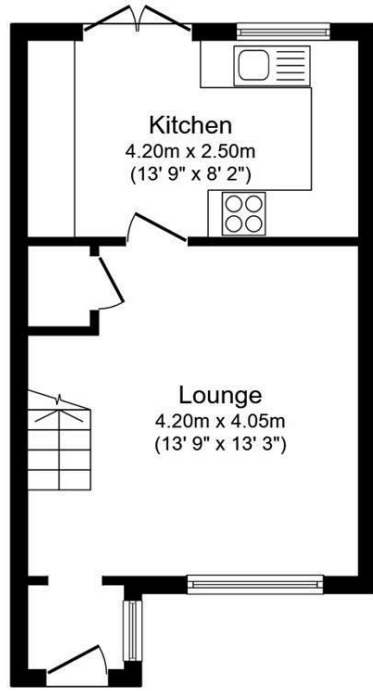
Broadband - Basic 5 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

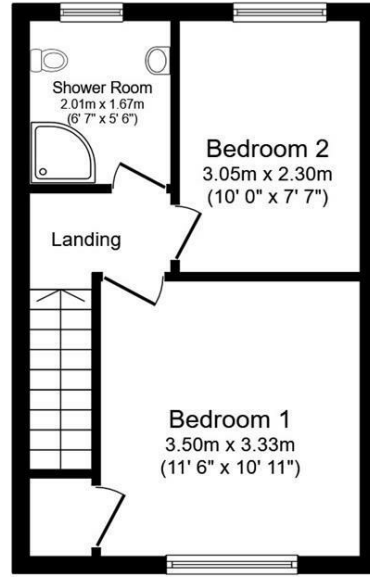
Coalfield or Mining Area -No

Planning -No

# Floor Plan



**Ground Floor**  
Floor area 30.0 sq.m. (323 sq.ft.)

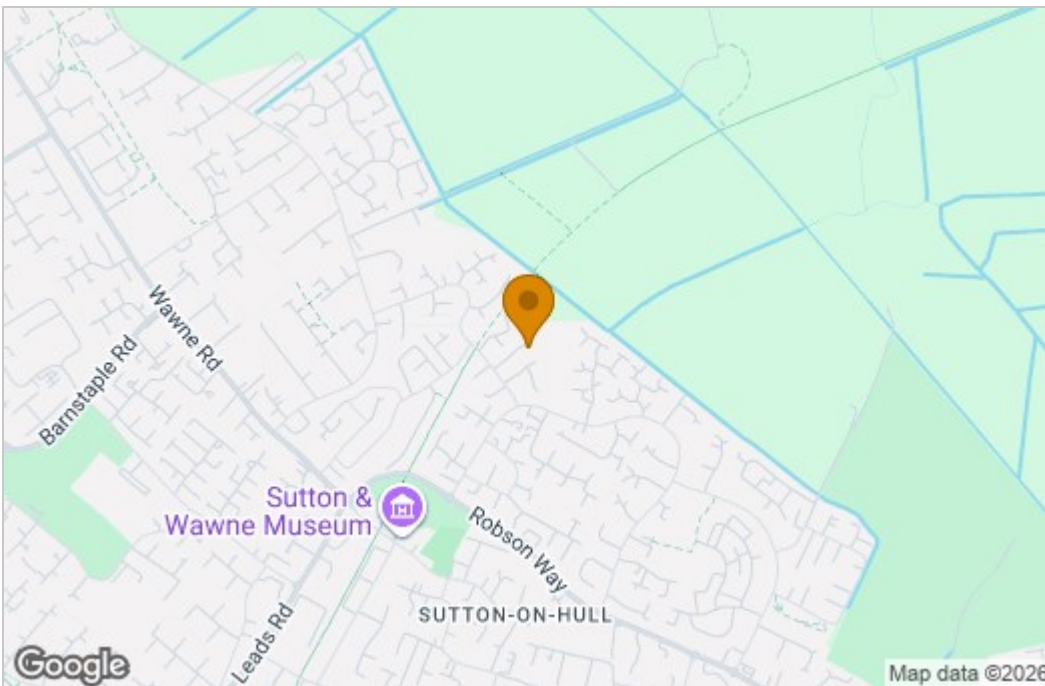


**First Floor**  
Floor area 28.6 sq.m. (307 sq.ft.)

Total floor area: 58.6 sq.m. (630 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.