

# Whitakers

Estate Agents



## 38 Brigham Grove

, Hull, HU9 5DX

Guide price £240,000



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## Reception Hall

9'10" x 6'6" (3.00 x 2.00)

With staircase off, attractive laminate flooring, a radiator, spotlights to the ceiling and a useful built in storage cupboard

## Lounge

20'4" x 10'5" (6.20 x 3.20)

With one window to the side aspect and two sets of French doors giving access to the rear garden, there is plenty of natural light flowing into this room. Attractive laminate flooring, spotlights to the ceiling and two radiators.

## Dining Kitchen

20'4" x 11'5" (6.20 x 3.50)

A lovely range of up graded fitted floor and wall units with soft impact closures and contrasting preparation surfaces incorporating an inset one and a half bowl composite sink unit with mixer tap and there are matching splash backs and a breakfast bar. Spotlights to the ceiling, windows to the side and front aspects , laminate flooring continues and integrated appliances include an electric oven and induction hob, over head extractor canopy, a fridge freezer and a dish washer.

## Utility

With a preparation surface and a built in plumbed automatic washing machine and having access to the driveway.

## Cloak Room

Having a white suite to comprise a dual flush low level wc and a wash hand basin with pedestal. Spotlights to the ceiling, an extractor fan and a chrome heated towel rail.

## Fist Floor Landing

with spotlights to the ceiling, a built in cupboard and a radiator.

## Master Bedroom

Window to the front aspect, mirror fronted sliding doors to fitted wardrobes, spotlights to the ceiling and a radiator, Gives access to:

## En suite

6'0" x 6'4" (1.85 x 1.95)

A plumbed shower unit within an independent enclosure, was hand basin with a pedestal and monobloc tap and a dual flush low level wc. Tiled walls and floor, spotlights to the ceiling an extractor fan and a chrome heated towel rail

## Bedroom Two

Window to the rear aspect, spotlights to the ceiling and a radiator.

## Bedroom Three

Windows to two aspect, spotlights to the ceiling and a radiator.

## Bedroom Four

Windows to two aspect, a radiator, spotlights to the ceiling and there are mirror fronted fitted wardrobes.

## Bathroom

A white suite to comprise panelled bath with a plumbed shower unit over and a shower screen to the bath side, wash hand basin with a pedestal and a dual flush low level wc. Spotlights to the ceiling, extractor fan and a tall chrome heated towel rail and

## Gardens

The property is set within private pleasant and attractive gardens and boasts an extended paved patio area and also a seating area with pergola having a "louvre" style roof.

## Council Tax

Hull City Council - band D

Tel: 01482 877177

## Tenure

This property is Freehold

## Garage and Off Street Parking

There is a brick built garage adjacent to the property which is of excellent proportion having an apex roof allowing plenty of storage space, power supply and has an up and over vehicular door. It is accessed by a private driveway which also provides off street parking amenities for two cars.

## 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 tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning - On going development



## Road Map



## Hybrid Map



## Terrain Map



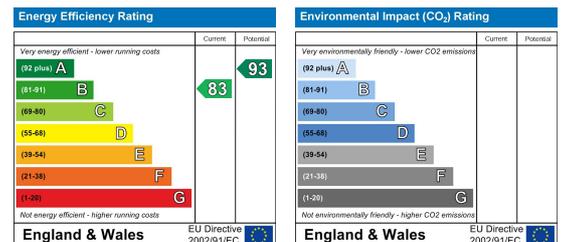
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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