



21 Gillshill Road, Hull, HU8 0JG

Offers In The Region Of £189,950

Situated in the heart of fabulous educational choices at all levels and a stones throw from the leisure amenities offered by East Park, this traditional style semi detached house is an excellent opportunity for the discerning purchaser to acquire a home suited to the growing family unit.

The accommodation briefly comprises entrance hall, lounge, dining room and fitted kitchen to the ground floor, three bedrooms and a contemporary shower room to the first floor and has gas central heating to radiators and double glazing. Set within pleasant gardens with the rear having open aspect to Pelican Park playing fields and side access to a single garage, the property requires a little updating and internal inspection is advised in order to avoid disappointment..

Entrance Hall



Window to the side aspect, a radiator and staircase off.

Lounge 11'11" x 11'9" (3.65 x 3.60)



Plus a bow window to the front aspect, Adam style fire surround with tiled back and hearth and a radiator. Concealed sliding doors to :

Dining Room 12'3" x 11'11" (3.75 x 3.65)

Window to the rear aspect and a radiator.

Kitchen 10'0" x 5'8" and widens to 7'8" x 6'11" (3.05m x 1.75m and widens to 2.34m x 2.13m)



A range of fitted floor and wall units with contrasting breakfast bar and preparation surfaces having an inset sink unit with mixer tap. Windows to two aspects allowing plenty of natural light, plumbing for an automatic washing machine and a radiator.

Landing



Bedroom One 12'1" x 11'3" (3.70 x 3.45)



Plus angled bay window to the front aspect, radiator, built in wardrobe and over head cupboard

Bedroom Two 12'3" x 11'11" (3.75 x 3.65)



Window to the rear aspect and a radiator. Fitted wardrobes, over head cupboards, dressing table unit and drawers and bedside cabinets.

Bedroom Three 7'10" x 6'8" (2.40 x 2.05)



Window to the front aspect, radiator, built in wardrobe and over head cupboard

Shower Room



A plumbed shower within an independent double enclosure, wash hand basin with half pedestal and a dual flush low level wc. Tiled walls and a radiator.

Gardens



To the front of the property is a flower garden and a brick block paved area suitable for off street car parking for one vehicle. To the rear is a garden laid to lawn with trees flowers and shrubs and there is a paved patio area. Beyond the rear garden are the Pelican Park playing fields.

Garage

Concrete sectional build, with up and over vehicular door and accessible via a shared side driveway.

Council Tax

Hull City Council - band C

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 tiled roof

Conservation Area - No

Flood Risk -Low

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

Broadband - Basic 11 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

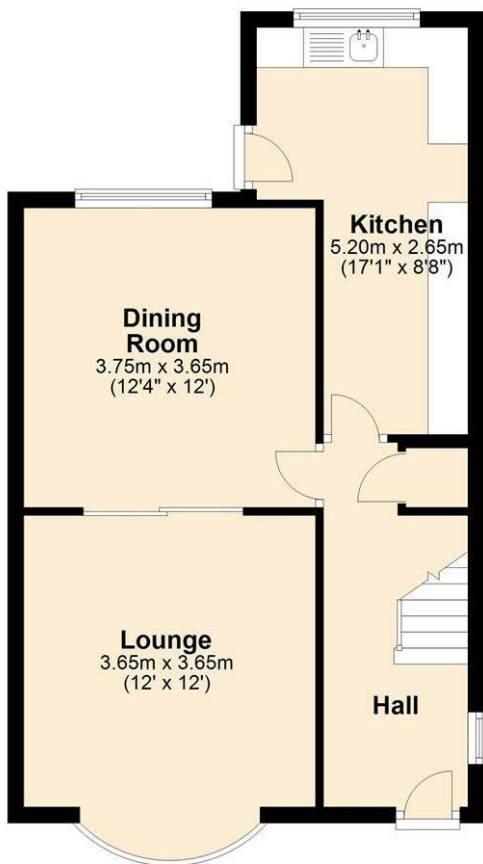
Planning -No

Whitakers Estate Agent Declaration:

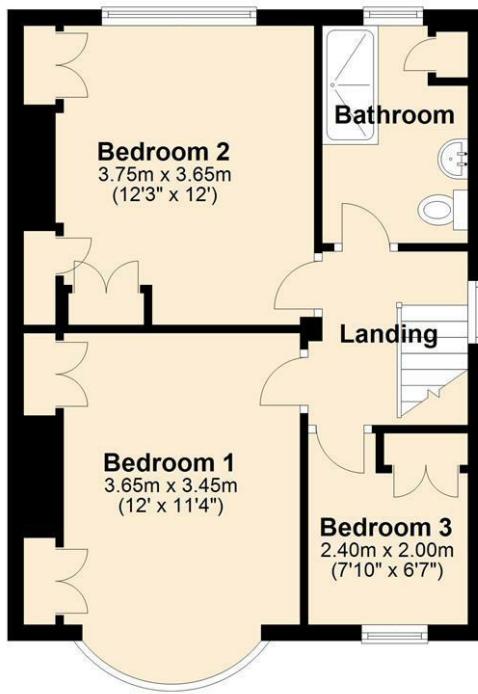
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Floor Plan

Ground Floor

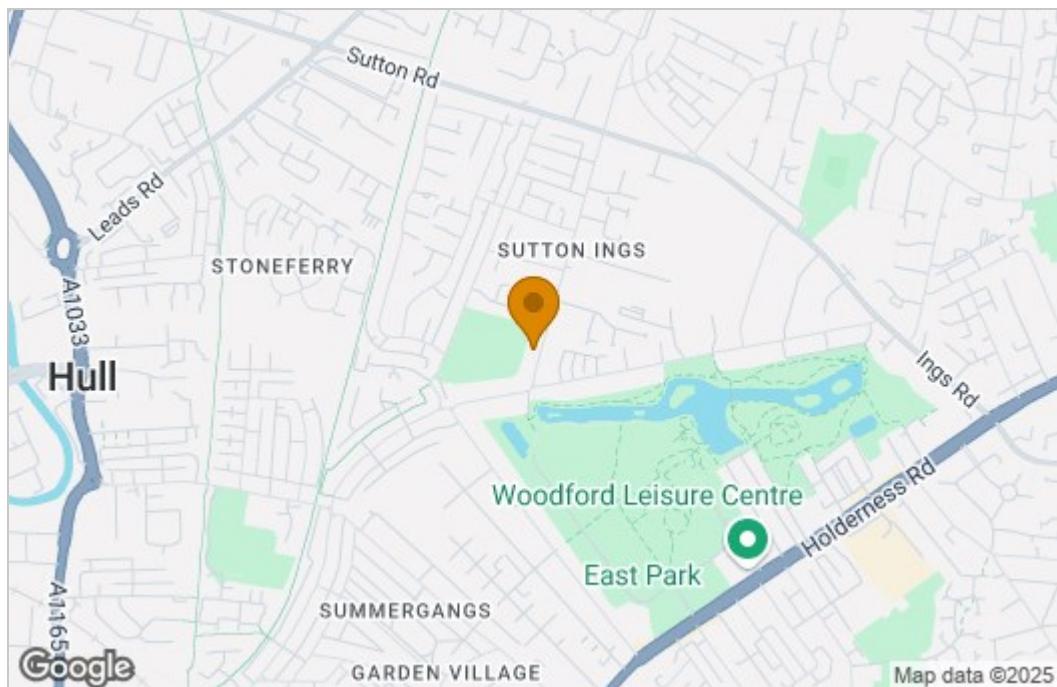


First Floor

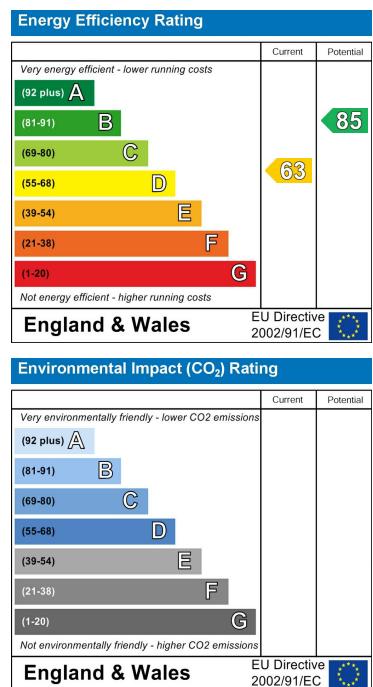


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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