

Whitakers

Estate Agents



37 Grosvenor Road, Hull, HU7 3DS

Offers Over £160,000

Whitakers are delighted to bring this immaculately presented 3 bedroom semi-detached home on the popular Kingswood development to the market, available to purchase with NO ONWARD CHAIN!

Constructed in 2018 and ideally situated for the wide array of shops and leisure facilities available at Kingswood Retail Parks as well as being just a short distance from the popular Village Green and its range of amenities as well as being ideally positioned for highly regarded Primary and Secondary Schools, this property would be ideal for first time buyers and families alike.

Immaculately presented throughout, the property briefly comprises; entrance hallway, lounge, dining kitchen together with downstairs cloakroom to the ground floor whilst to the first floor there are three bedrooms and a family bathroom.

Also benefitting from TWO allocated parking spaces, private enclosed rear garden, gas central heating and UPVC double glazing, internal viewing is highly recommended to appreciate the standard of accommodation on offer!

The Accommodation Comprises

Entrance Hallway



With composite entrance door, carpeted flooring, radiator and stairs leading to first floor.

Lounge 17'10 x 11'5 max (5.44m x 3.48m max)



With carpet flooring, radiator, uPVC double glazed window to front and door leading to kitchen/diner.

Kitchen/Diner 8'7 max x 15' (2.62m max x 4.57m)



With a range of fitted wall and base units, contrasting work surfaces and splashbacks, 4 ring gas hob with extractor over and fan oven below. Composite sink/drainage, wine cooler, plumbing for automatic washing machine and space for fridge freezer. Laminate flooring, radiator, ceiling spot lights, space for dining table, uPVC double glazed window to rear and uPVC French doors to rear garden with internal door into.....

Downstairs Cloakroom



With tiled flooring, radiator, low flush WC and pedestal hand wash basin

First Floor Landing



Stairs from entrance hallway to carpeted landing with storage cupboard

Bedroom One 8'11 x 15' (2.72m x 4.57m)



With carpet flooring, radiator, uPVC double glazed window to rear and fitted wardrobes.

Bedroom Two 12'1 x 7'4 (3.68m x 2.24m)



With carpet flooring, radiator and uPVC double glazed window to front.

Bedroom Three 8'3 x 7'4 (2.51m x 2.24m)



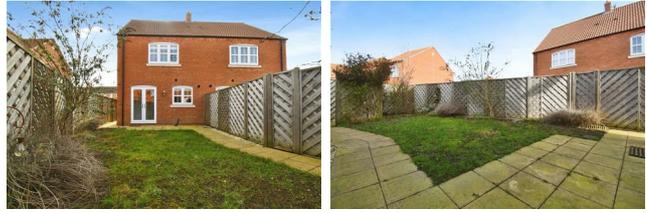
With carpet flooring, radiator and uPVC double glazed window to front.

Bathroom 7'11 x 5'2 (2.41m x 1.57m)



Bath with mains shower over and fitted screen, low flush wc and hand wash basin. Heated towel rail, tiled flooring, wall tiling to water sensitive areas and extractor fan.

Outside



The enclosed rear garden is laid mainly to lawn with paved patio, fencing to perimeters, gate access to the front and further gated access to the rear where there are TWO allocated parking spaces.

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC Rating B

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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 500 Mbps

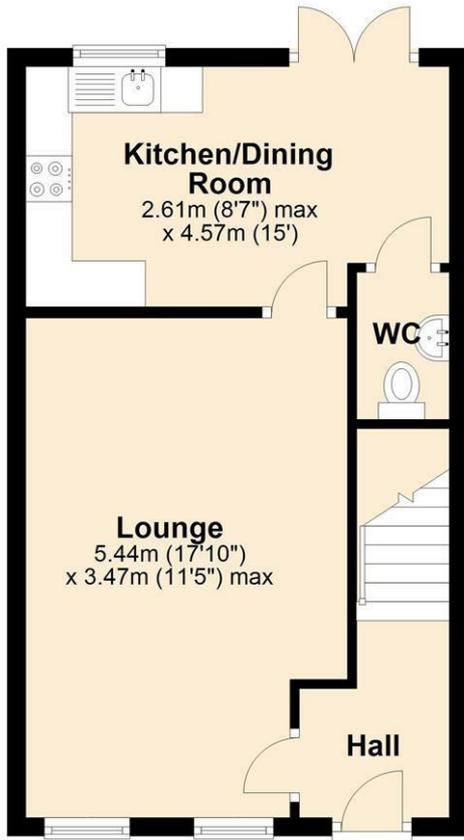
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - None

Whitakers Estate Agent Declaration:

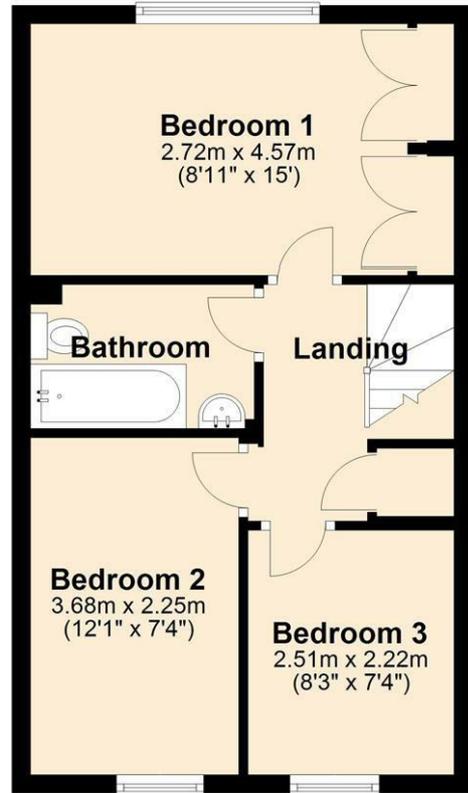
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Floor Plan

Ground Floor

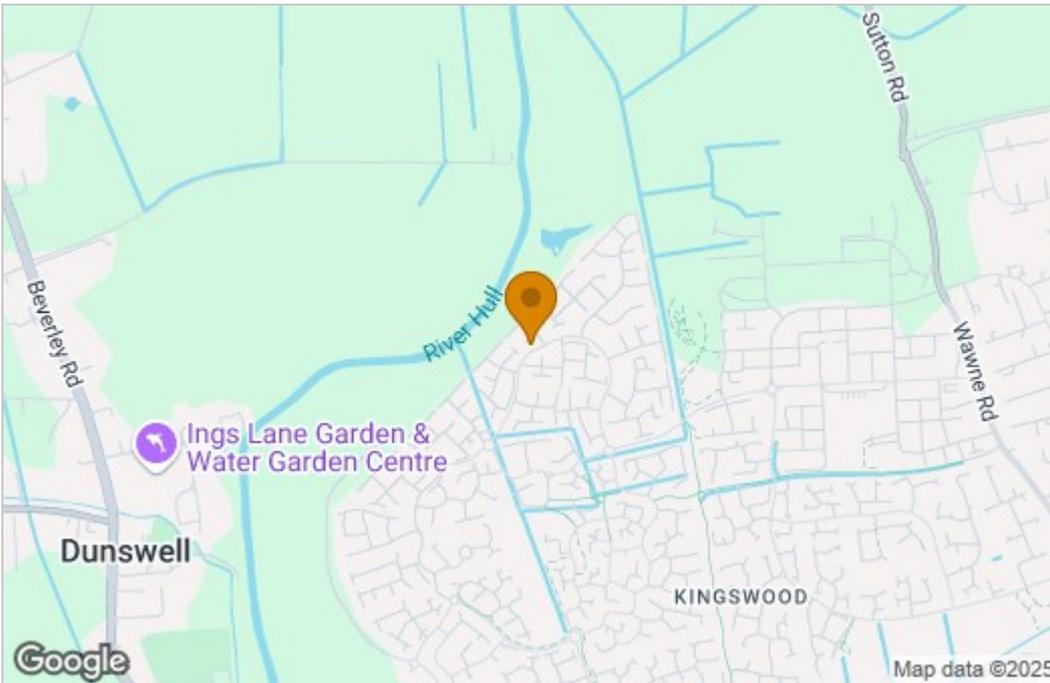


First Floor

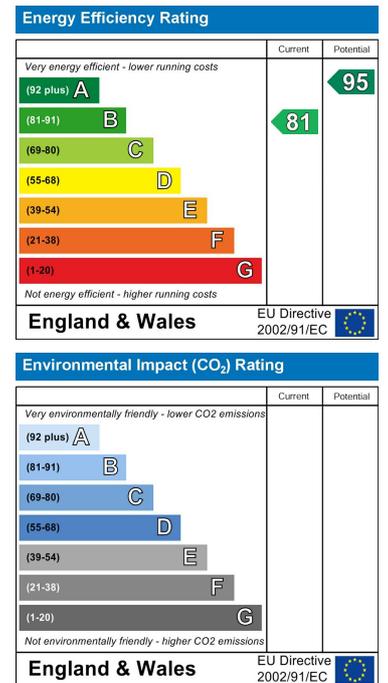


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.