



8 Deepdale Grove, Hull, HU9 3UQ

Asking Price £115,000

MOVE STRAIGHT IN! - THE PERFECT STARTER HOME!

BEAUTIFULLY PRESENTED AND READY TO ENJOY, THIS WELL PROPORTIONED, TWO BEDROOM HOME IS IDEALLY SITUATED IN THE HEART OF EAST HULL. TUCKED AWAY IN A QUIET CUL-DE-SAC, IT OFFERS PEACEFUL LIVING WITH EXCELLENT CONVENIENCE.

THE PROPERTY BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, MAKING IT IDEAL FOR YOUNG FAMILIES, AND FIRST TIME BUYERS LOOKING FOR EXTRA SPACE. WITH BOTH FRONT AND REAR OFF-STREET PARKING, YOU'LL ENJOY ADDED PRACTICALITY AND THE ADDITIONAL SPACE FOR MULTIPLE VEHICLES.

LOCATED CLOSE TO LOCAL TRANSPORT LINKS AND JUST A SHORT DISTANCE FROM THE WIDE RANGE OF SHOPS, SUPERMARKETS AND AMENITIES ALONG HOLDERNESS ROAD, EVERYTHING YOU NEED WITHIN CLOSE PROXIMITY.

Entrance Hall

UPVC front door, carpeted flooring leading to the lounge and stairs to the first floor

Lounge 13'3" x 10'10" (4.05 x 3.32)



Carpeted throughout with a UPVC window to the front aspect. Carpeted throughout, leading to an open plan diner, radiator.

Dining Room 13'10" x 6'7" (4.22 x 2.02)



Open plan living dining room, carpeted throughout with an understairs storage cupboard. radiator and leads to the downstairs bathroom and kitchen.

Fitted Kitchen 9'2" x 8'0" (2.8 x 2.46)



Compromising of a good range of floor and wall units, partially tiled walls and a stainless steel sink. Laminate flooring and a UPVC door to the rear, leading to the back garden.

Downstairs Bathroom



Conveniently placed downstairs bathroom, compromising of tile flooring, partially tiled walls and a 3 piece bathroom suite. A countertop sink which provides extra storage below. UPVC window to the rear and a radiator.

Bedroom 1 10'11" x 10'3" (3.33 x 3.14)



Carpeted throughout, with built in storage, and a UPVC window to the front and a radiator.

Bedroom 2 13'11" x 9'10" (4.26 x 3.01)



Carpeted throughout, with built in storage and 2 UPVC windows to the rear aspect of the property, and a radiator.

Outside



Low maintenance rear garden with rear off street parking, space for one vehicle, and a shed, providing additional storage space. To the front aspect of the property, is a front driveway with space for one vehicle.

Council Tax

Hull City Council tax band A

EPC Rating

EPC Rating 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 and tile

Conservation Area - N/a

Flood Risk - Low

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

Broadband - Basic 8 Mbps Ultafast 10000 Mbps

Coastal Erosion - Not applicable

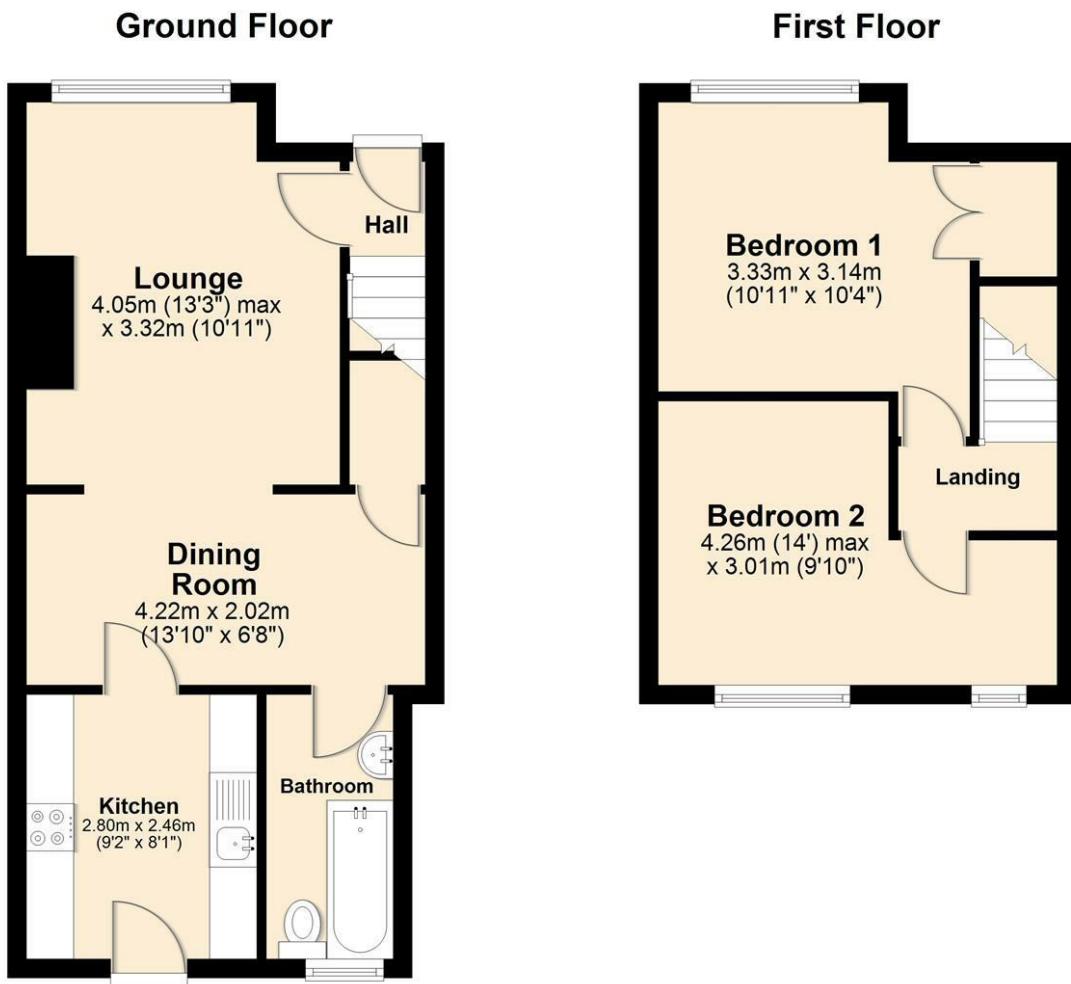
Coalfield or Mining Area - Not applicable

Planning - Not applicable

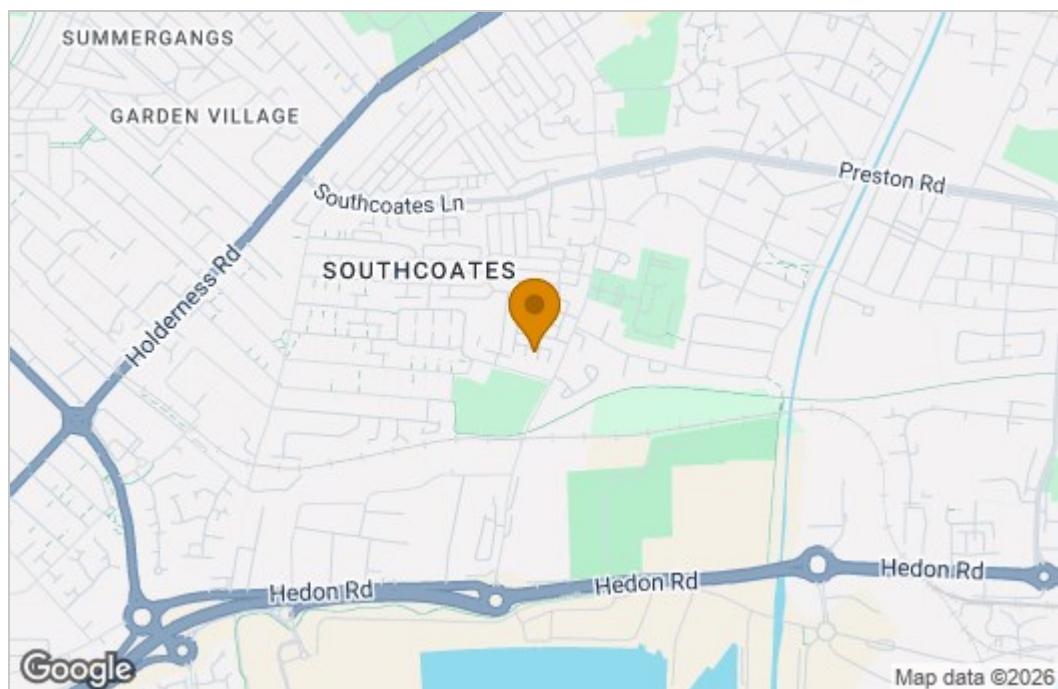
Whitakers Estate Agent Declaration:

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.

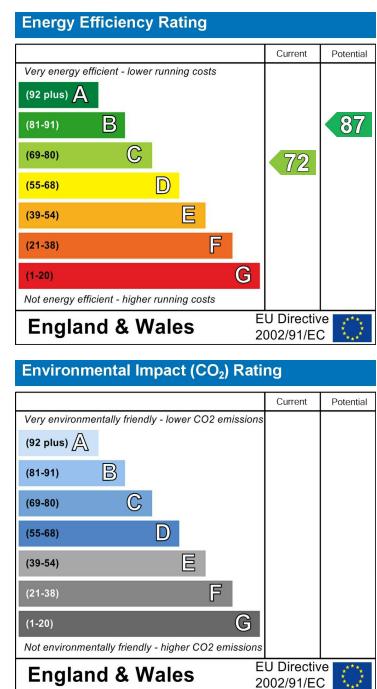
Floor Plan



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.