

# Whitakers

Estate Agents



## 1 Tuxford Grove, Hull, HU9 4NN

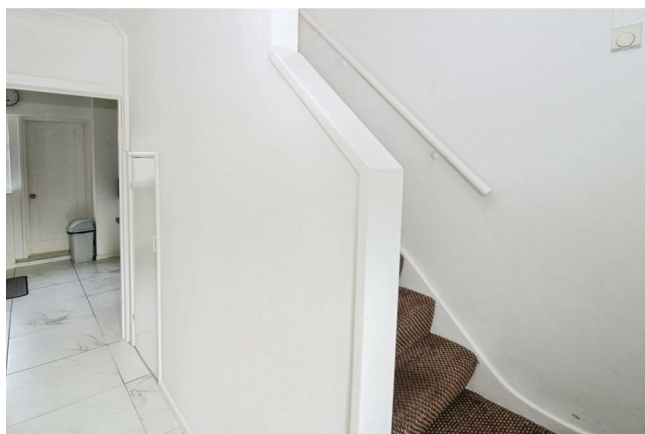
**£104,950**

. ATTENTION FIRST TIME BUYERS

TUCKED QUIETLY AWAY IN A SMALL CUL-DE-SAC POSITION, HANDILY PLACED FOR LOCAL SHOPPING AND TRANSPORT AMENITIES, THIS MODERN STYLE MID TERRACE HOUSE IS AN IDEAL OPPORTUNITY TO GAIN A Foothold ON THE PROPERTY LADDER.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES , UTILITY AREA WHICH CAN LEND ITSELF TO A NUMBER OF USES, TWO FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM, SET WITHIN PLEASANT GARDENS AND HAVING GAS CENTRAL HEATING TO RADIATORS, INTERNAL INSPECTIONS ARE ENCOURAGED . .

### Entrance Hall



With tiled floor, useful under stairs storage cupboard, staircase off and a radiator.

Lounge and Dining Area 11'5" x 10'11" and 9'10" x 9'0" (3.50 x 3.35 and 3.00 x 2.75)



Windows to the front and rear aspects allowing plenty of natural light, attractive laminate flooring, two radiators and a feature fire surround incorporating a pebble effect gas fire.

Fitted Kitchen 9'10" x 8'10" (3.00 x 2.70)



A good range of fitted floor and wall units with contrasting preparation surfaces having matching splash backs and incorporating an inset stainless steel sink unit with mixer tap. Window to the rear aspect, tiled floor continues from the hallway and integrated appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy.

Utility Area 12'11" x 5'4" (3.95 x 1.65)

A good space lending itself to a number of uses (eg. second sitting room or a play room) with two picture windows and a radiator and access to the rear garden

### Bedroom One 14'11" x 9'10" (4.55 x 3.00)



Windows to the front aspect, built in cupboard and a radiator

Bedroom Two 10'11" x 9'4" (3.35 x 2.85)



Window to the rear aspect and a radiator.

### Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls, a radiator and there is an electric shower unit over the bath.

### Gardens



To the front of the property is a small open plan garden and to the rear an enclosed garden laid mainly to lawn with flower beds and borders.

### 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 a tiled roof

Conservation Area - No

Flood Risk -Low

Mobile Coverage/Signal -Yes

Broadband - Yes

Coastal Erosion - No

Coalfield or Mining Area -No

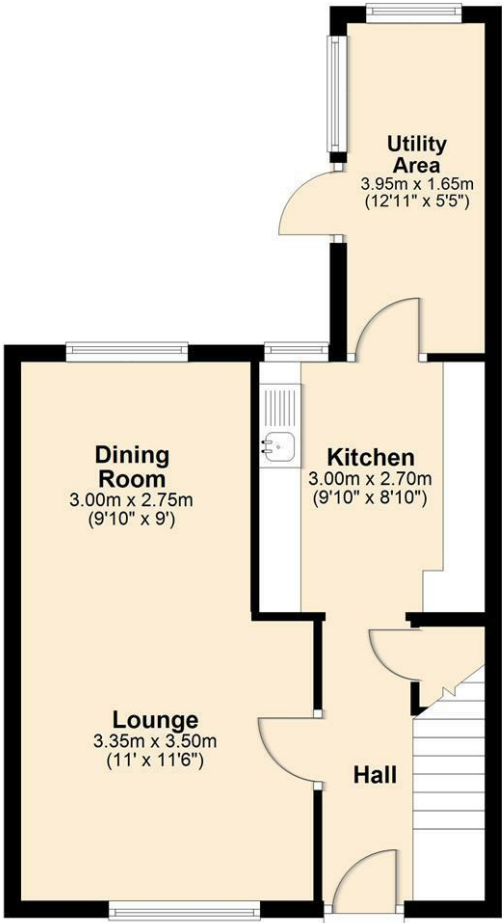
Planning -No

#### Whitakers Estate Agent Declaration:

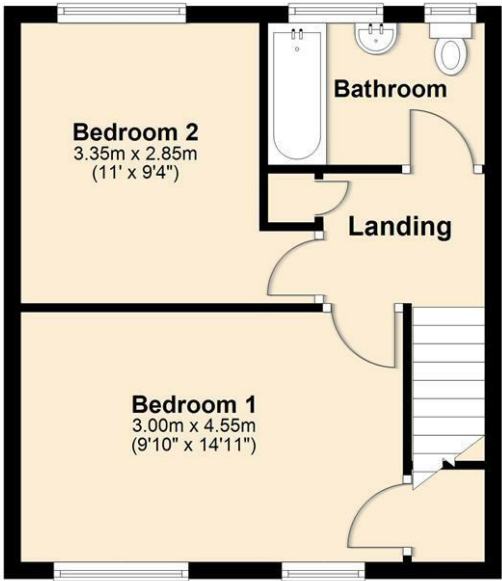
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Floor Plan

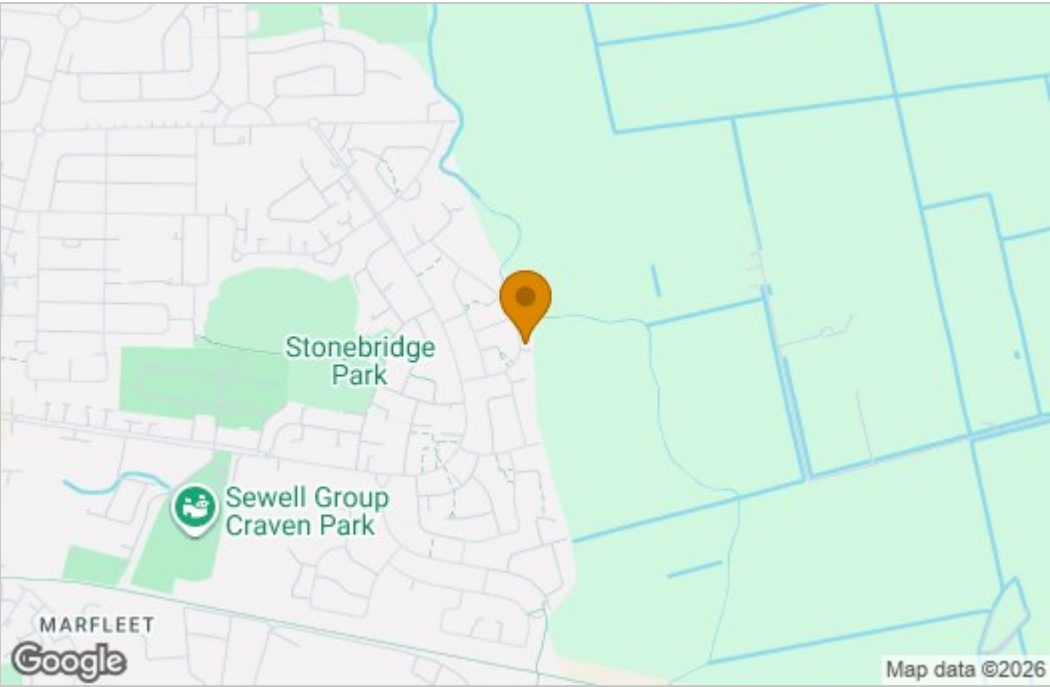
Ground Floor



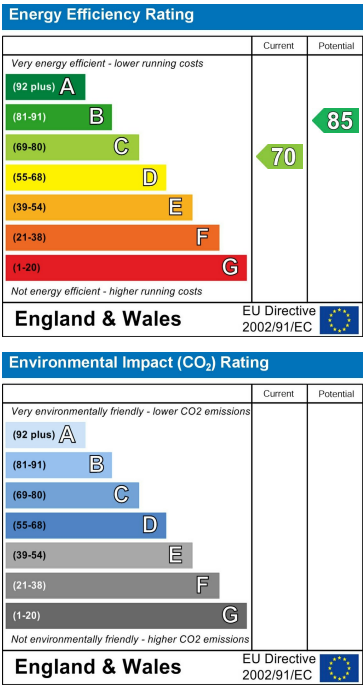
First Floor



Area Map



Energy Efficiency Graph



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