Whitakers
Estate Agents









107 Grosvenor Road, Hull, HU7 3FF

Asking Price £275,000

Whitakers are delighted to bring this Stunning 4 bedroom detached home to the market, available with NO ONWARD CHAIN!

Situated in a most desirable cul-de-sac on the ever popular Kingswood development, well situated for the array of retail and leisure facilities available at Kingswood Retail Park and the Village Green as well as highly regarded Primary and Secondary Schools and excellent transport links around the City, the property would be ideal for the growing family looking for a spacious property in "move-in" condition!

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hallway, living room, modern fitted kitchen/dining room, utility room and downstairs cloakroom to the ground floor whilst to the first floor there are 4 generously sized bedrooms, the master being en-suite together with a modern family bathroom!

Having the additional benefit of off road parking for multiple vehicles and garage together with a spacious and landscaped rear garden, the property also benefits from gas central heating and uPVC glazing throughout, internal inspection really is necessary to fully appreciate the quality of accommodation available!

The Accommodation Comprises

Entrance Hallway



Composite Door into entrance hallway with laminate flooring, central heating radiator and stairs to first floor.

Lounge 15'9 x 11'2 (4.80m x 3.40m)



With uPVC window to front aspect, laminate flooring, central heating radiator, media wall with feature electric fire, leading into the;

Kitchen/Diner 10'3 x 18'5 (3.12m x 5.61m)



A stunning range of wall, drawer and base units with contrasting worktops and tiled splashbacks, vinyl flooring, stainless steel sink with mixer tap, Four ring gas hob with extractor fan over and fan oven below, integrated fridge, freezer and dishwasher. radiator, storage cupboard, uPVC window and French doors leading into the rear garden.

Utility Room



Vinyl flooring, fitted wall and base units, work surface with tiled splashbacks, space and plumbing for washing machine and central heating radiator. Composite door to side and internal door into....

Downstairs Cloakroom



With low flush wc, hand wash basin, vinyl flooring, central heating radiator and uPVC window to rear.

First Floor Landing



Stairs to first floor landing with carpeted flooring, loft access hatch and built in storage cupboard.

Bedroom One 13'1 x 11'4 (3.99m x 3.45m)




Master bedroom with carpeted flooring, uPVC window to front aspect, central heating radiator, built in storage cupboard walk in wardrobe and door into....

Ensuite



Shower cubicle with mains shower, low flush wc and hand wash basin. Towel radiator, vinyl flooring, part tiled walls, extractor fan and uPVC window to side aspect.

Bedroom Two 12'3 x 9'4 (3.73m x 2.84m)



uPVC window to front aspect, carpeted flooring, and central heating radiator.

Bedroom Three 9'8 x 9'4 (2.95m x 2.84m)



uPVC window to rear aspect, carpeted flooring, and central heating radiator.

Bedroom Four 9'8 x 7'3 (2.95m x 2.21m)



uPVC window to rear aspect, carpeted flooring, and central heating radiator.

Family Bathroom



Modern bathroom comprising bath, low flush wc and hand wash basin. Vinyl flooring, part tiled walls, ceiling spotlights, extractor fan and uPVC window to rear aspect.

Garage

The integral garage is approached via front driveway with up and over door also having access through the utility and electric supply.

Gardens




The property lies on a private cul-de-sac and the front of the property features a small lawn and private driveway to provide off road parking. Side gate access leads to the generously sized low maintenance landscaped garden laid mainly to lawn with paved patio seating area whilst perimeter fencing affords a good level of privacy.

Tenure
This Property is Freehold

Council Tax
Hull City Council
Band D

EPC
EPC rating C

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 - Very Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

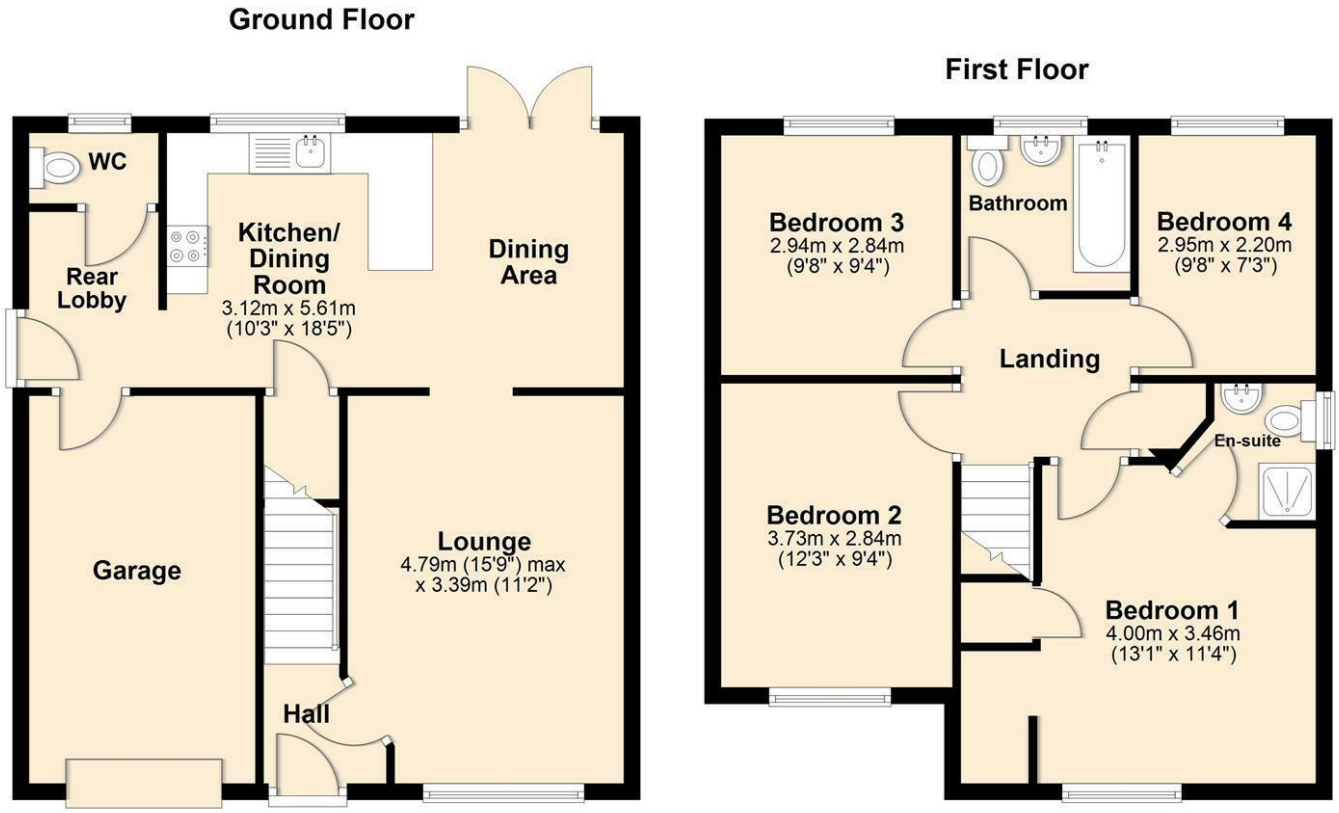
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

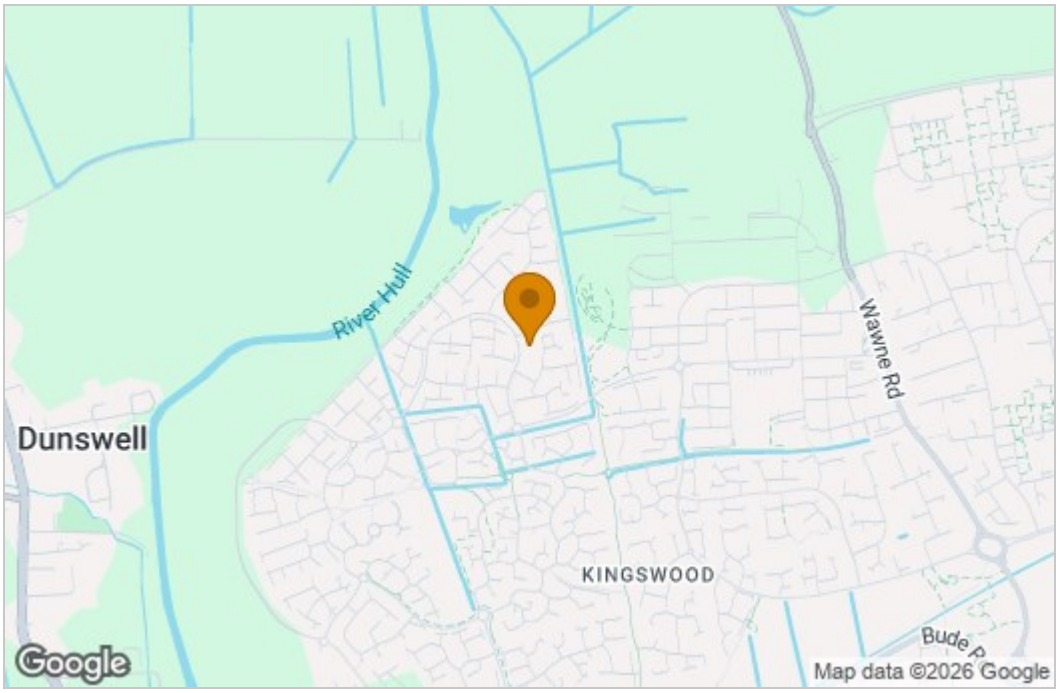
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you,

please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

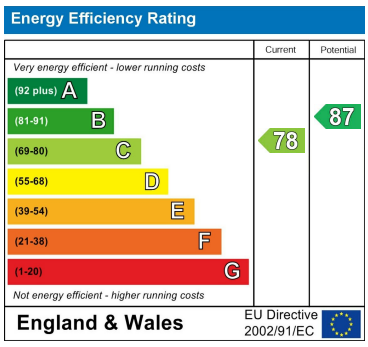
Floor Plan

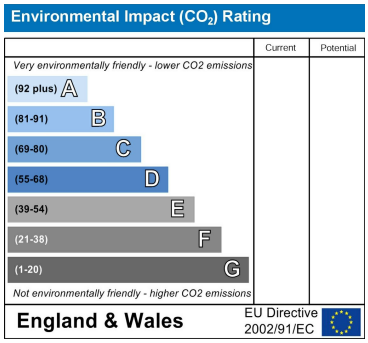


Area Map



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.

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