

# Whitakers

Estate Agents



## 12 Glaisdale Grove, Hull, HU9 3UU

**Offers Over £145,000**

SITUATED IN A POPULAR AREA TO THE EAST OF THE CITY, THIS SPACIOUS END TERRACE HOUSE TICKS ALL OF THE BOXES REQUIRED FOR THE FAMILY REQUIRING A LITTLE EXTRA ROOM. THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, FITTED KITCHEN, UTILITY ROOM, STORAGE AREA, THREE FIRST FLOOR BEDROOMS OG GOOD PROPORTION AND A FAMILY BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING. WITH OFF ROAD CAR PARKING TO THE FRONT TO ACCOMMODATE THREE VEHICLES AND A REAR GARDEN OF FABULOUS SIZE, APPOINTMENTS IN ORDER TO VIEW ARE WELCOME.

## Reception Hall



Staircase off with useful under stairs storage cupboard and laminate flooring

## Lounge 13'0" x 12'7" (3.97 x 3.85)



Window to the rear aspect, Adam style fire surround with marble effect back and hearth incorporating an inset coal effect gas fire and a radiator.

## Utility Room 8'2" x 6'4" (2.50 x 1.95)



Tiled walls, window to the side aspect, fitted floor unit plumbing for an automatic washing machine

## Storage Area

Adjoins the utility room and ideally lends itself to expansion.

## Fitted Kitchen 15'1" x 9'8" (4.60 x 2.95)



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Windows to the rear and side aspects allowing plenty of natural light partially tiled walls, a contemporary style radiator, plumbing for a dishwasher and built in appliances include a microwave oven and an extractor canopy.

## First Floor Landing



## Bedroom One 11'5" x 10'5" (3.50 x 3.20)



Window to the rear aspect, built in storage cupboard and a contemporary style radiator

## Bedroom Two 10'4" x 9'10" (3.16 x 3.00)



Window to the rear aspect, laminate flooring, a contemporary style radiator and a feature fire surround.

### Bedroom Three 8'8" x 8'3" (2.65 x 2.54)



Window to the front aspect and laminate flooring

### Bathroom



A white suite to comprise a panelled shower bath, wash hand basin within a vanity unit and a low level wc. Tiled walls, a contemporary style radiator and there is a shower attachment and a shaped shower screen to the bath side.

### Rear Garden



To the rear of the property is a garden of enviable proportion which is laid mainly to lawn with a paved patio area.

### Off Street Car Parking Amenities

To the front of the property there are off street car parking amenities which can accommodate three vehicles

### Council Tax

Hull City Council Tax band A

### EPC

### Tenure

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.

### Making an offer

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.

### 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.

### 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.

**Material Information:**

Construction - Brick under tiled roof

Conservation Area -No

Flood Risk -Very low

Mobile Coverage/Signal -Basic 7 Mbps Ultrafast  
10000 Mbps

Broadband -EE/Vodafone/O2/Three

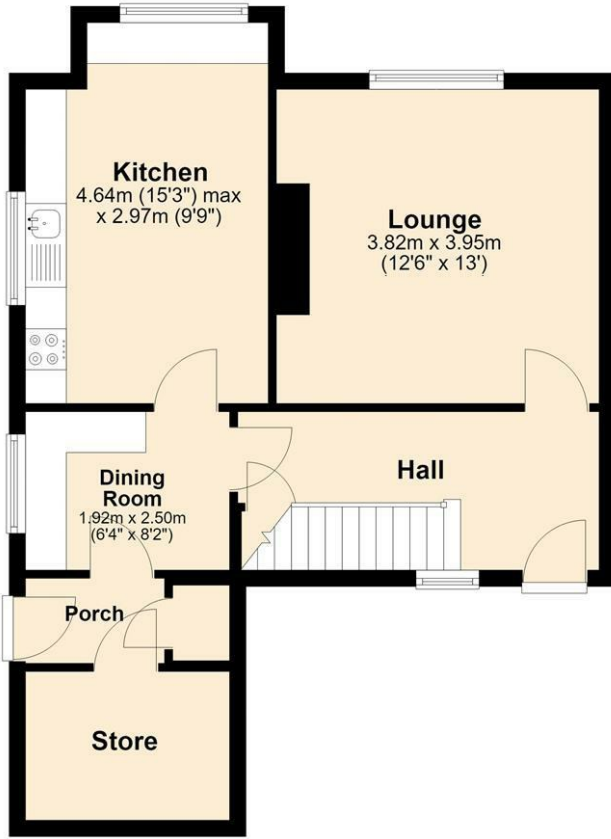
Coastal Erosion -No

Coalfield or Mining Area -No

Planning - no

# Floor Plan

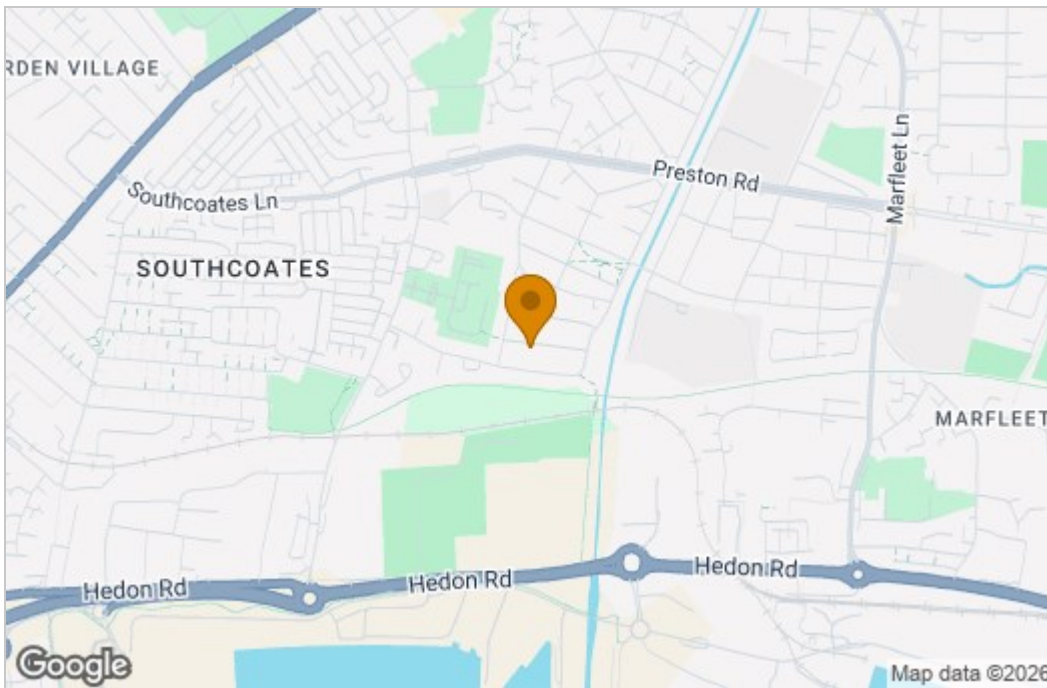
## Ground Floor



## First Floor



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.