

Whitakers

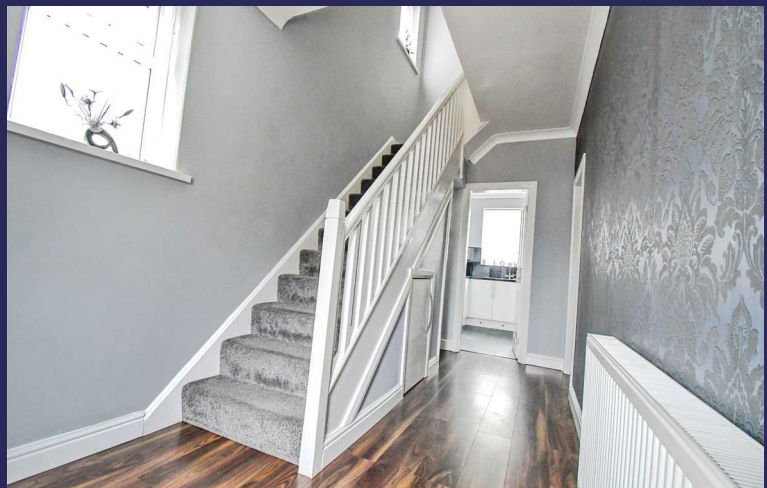
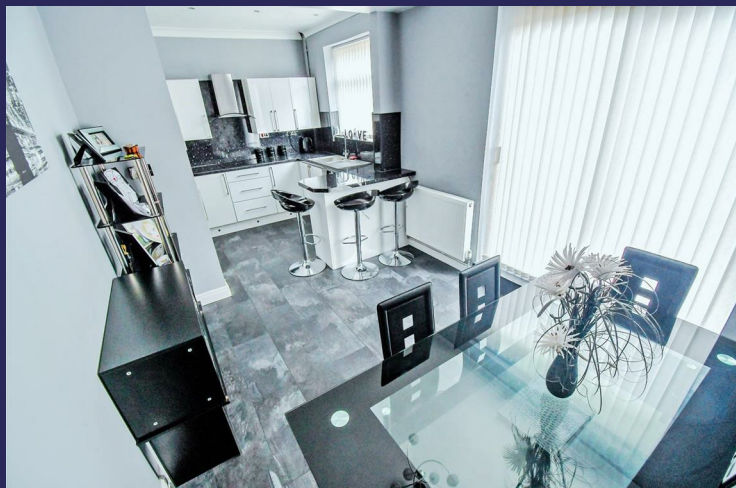
Estate Agents



4 Ellerby Grove

, Hull, HU9 3PR

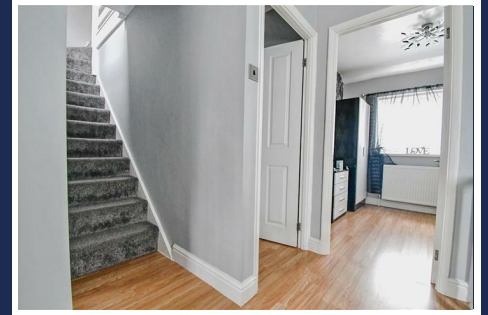
Price Guide £95,000



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Entrance

Via a Upvc double glazed door

Entrance Hall

Huge, spacious hall with wood effect flooring, a radiator, a Upvc double glazed window to the side aspect and storage.

Lounge

14'1" x 12'3" (4.305 x 3.755)

Spacious, wood effect flooring, a radiator and Upvc double glazed window to the front aspect, fireplace with electric flame fire.

Kitchen/Dining Room

19'8" x 9'9" (5.995 x 2.995)

Huge, spacious well equipped modern kitchen with a range of base and wall units with integral fridge freezer, double electric oven with integral microwave, electric hob and extractor, plumbing for an automatic washing machine, wood effect flooring, a radiator and Upvc double glazed window to the rear aspect and Upvc double glazed sliding patio doors to the rear aspect.

Cloakroom/Wc

13'6" x 6'11" (4.132 x 2.111)

With a low level wc and Upvc double glazed window to the side aspect, a radiator and the boiler in situ.

Stairs to the 1st floor

The stairs to the 1st floor has the stairs to the usable loft space, wood effect flooring.

Bedroom One

11'9" x 13'2" (3.605 x 4.038)

The bedroom has a Upvc double glazed window to the front aspect, wood effect flooring and a radiator

Bedroom Two

9'0" x 9'2" (2.749 x 2.813)

With a radiator, wood effect flooring and a Upvc double glazed window to the front aspect.

Bedroom Three

12'11" x 9'6" (3.959 x 2.906)

The third bedroom has a radiator, storage cupboard, wood effect flooring and a Upvc double glazed window to the rear aspect

Bathroom

8'0" x 7'3" (2.445 x 2.211)

The bathroom has a corner bath, a shower enclosure with electric shower, a vanity wash hand basin and back to wall wc, a Upvc double glazed window to the side and rear aspect, a radiator and vinyl flooring.

Stairs to the 2nd floor

Usable Loft Space

6'0" x 9'7" (1.848 x 2.936)

With a velux window, electric heater and wood effect flooring.

Outside

To the front of the house there is a low maintenance garden and drive to offer off road parking, the garden has wrought iron double gates for access

To the rear of the house there is a generous garden with lawn and seating areas, the garden has high level timber fence boundaries.

Disclaimer

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give

Tel: 01482 877177

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.

Agents Notes

Services, fittings & equipment referred to in these sale 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.

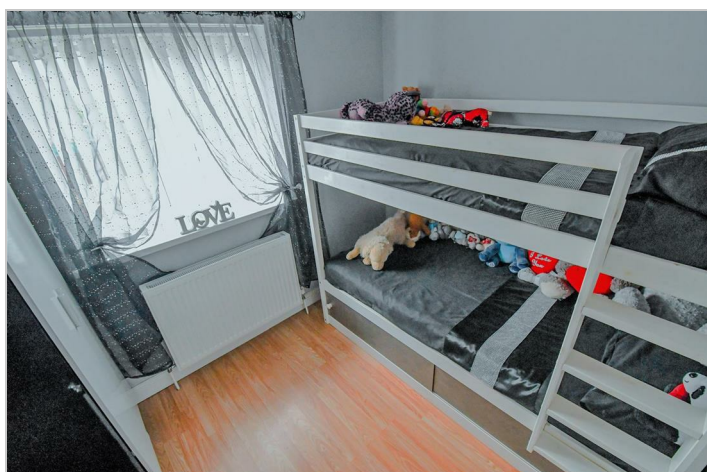
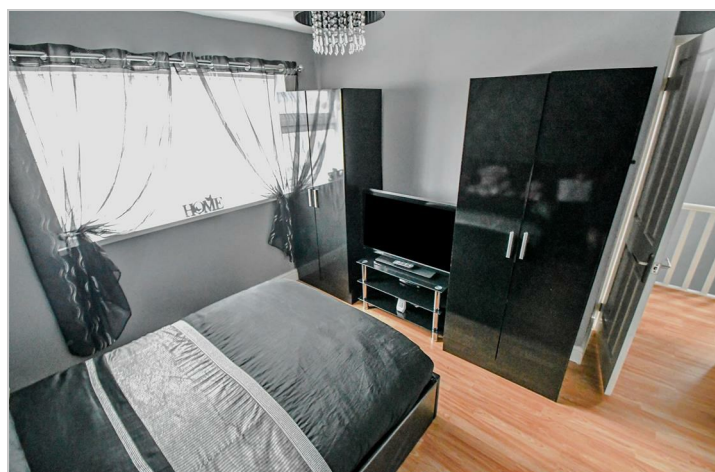
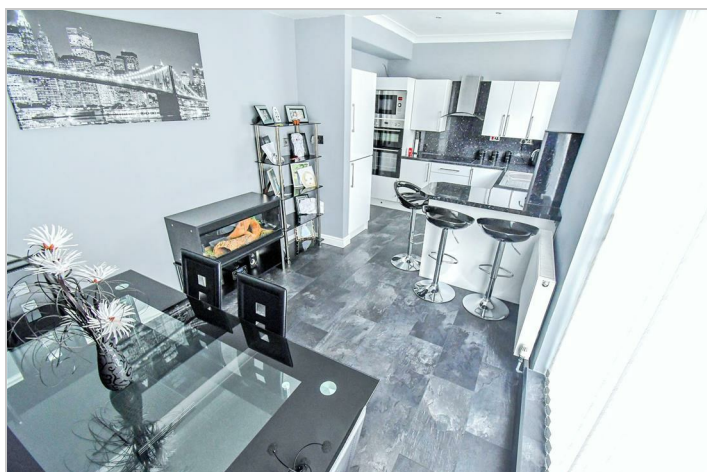
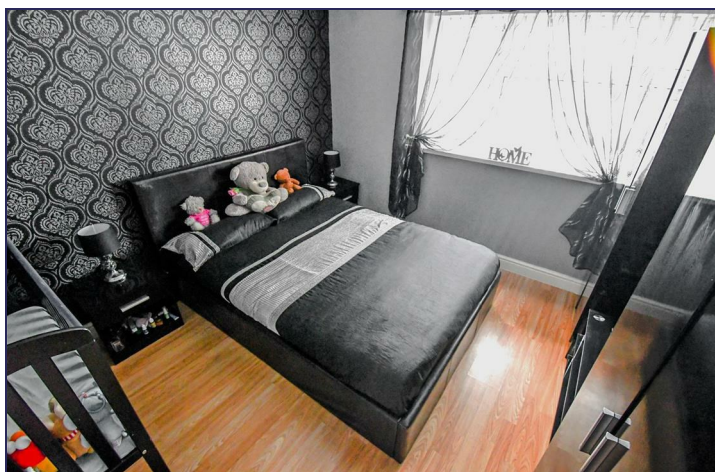
Valuations

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.

Additional Notes

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Road Map



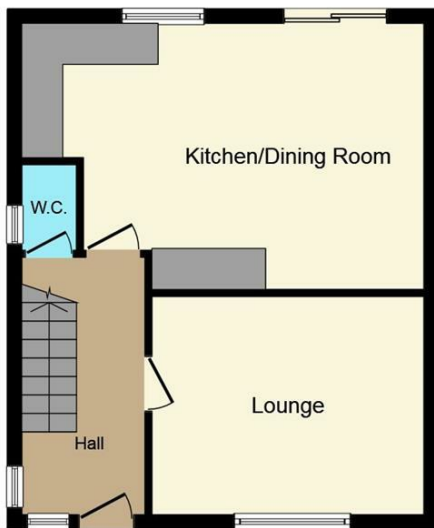
Hybrid Map



Terrain Map

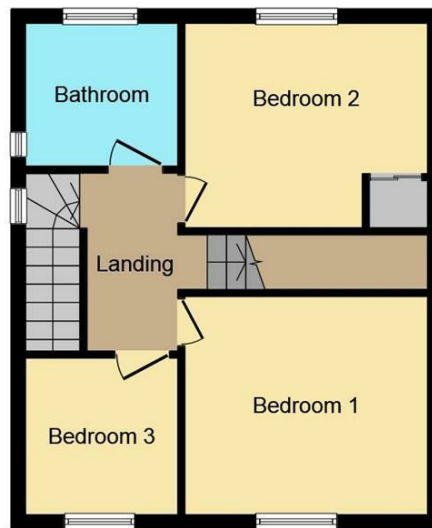


Floor Plan



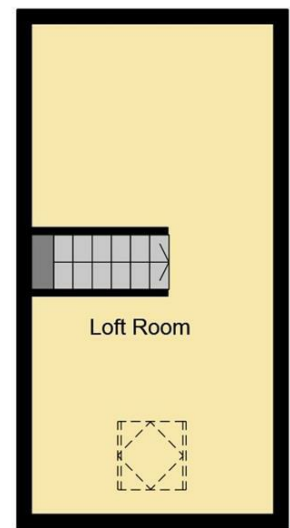
Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



First Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



Second Floor

Floor area 25.0 sq. m. (269 sq. ft.) approx

Total floor area 109.0 sq. m. (1,173 sq. ft.) approx

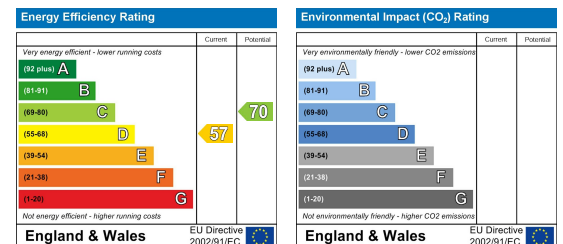
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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