



25 Weighton Grove, Hull  
£69,950

**Ideal as a family,, first time buyer or investment home. Early viewing is a must**

### **INTRODUCTION**

Ideal as a family,, first time buyer or investment home. Early viewing is a must and is offered with no chain involved. The property has gas central heating, double glazing and briefly comprises, entrance hall, lounge, dining area, kitchen, landing, 3 bedrooms, bathroom and gardens front and rear.

### **LOCATION**

The Inglemire area offers local shops and public transportation, with access to both Hull City Centre and the A63/M62 motorway. The Hull University is also within a short walking distance

### **ENTRANCE HALL**

With double glazed entrance door, radiator, stairs to first floor and cupboard.

**LOUNGE/DINING AREA 25' x 10'11 narrowing to 7'11 (7.62m x 3.33m narrowing to 2.41m)**

with double glazed bow style window, patio doors, feature fireplace, electric fire, radiator, storage cupboard

**KITCHEN 10'11 x 6'4 widening to 9'4 (3.33m x 1.93m widening to 2.84m)**

With a range of base and wall units, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, splash back tiling, plumbing for automatic washing machine, splash back tiling, radiator, double glazed window and door.

### **LANDING**

With 2 storage cupboards, access to roof void.

**BEDROOM 1 13'5 x 12'1 (4.09m x 3.68m)**

With double glazed window, radiator, storage cupboard and boiler.

**BEDROOM 2 12'9 x 9' (3.89m x 2.74m)**

With double glazed window, radiator

**BEDROOM 3 8'4 x 8'5 (2.54m x 2.57m)**

With double glazed window, radiator

**BATHROOM 5'6 x 8'3 (1.68m x 2.51m)**

With three piece white suite, comprising panelled bath with shower above and shower screen, wash hand basin, fully tiled, radiator, 2 double glazed window.

### **OUTSIDE**

Outside are gardens to the front and rear with side passageway.

### **GENERAL INFORMATION**

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames

**COUNCIL TAX** - The property lies within Band A (Hull City Council)

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate





negotiation.

### THINKING OF SELLING

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### AGENTS NOTES

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

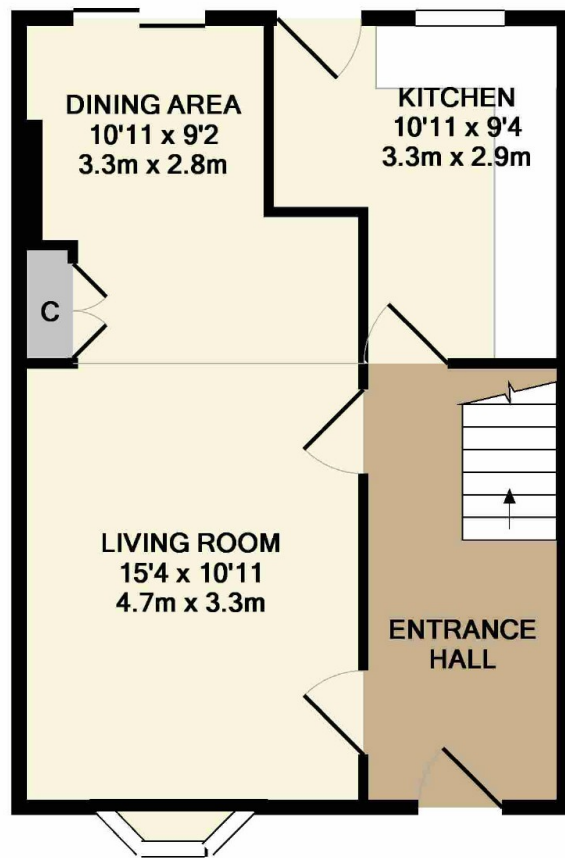
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

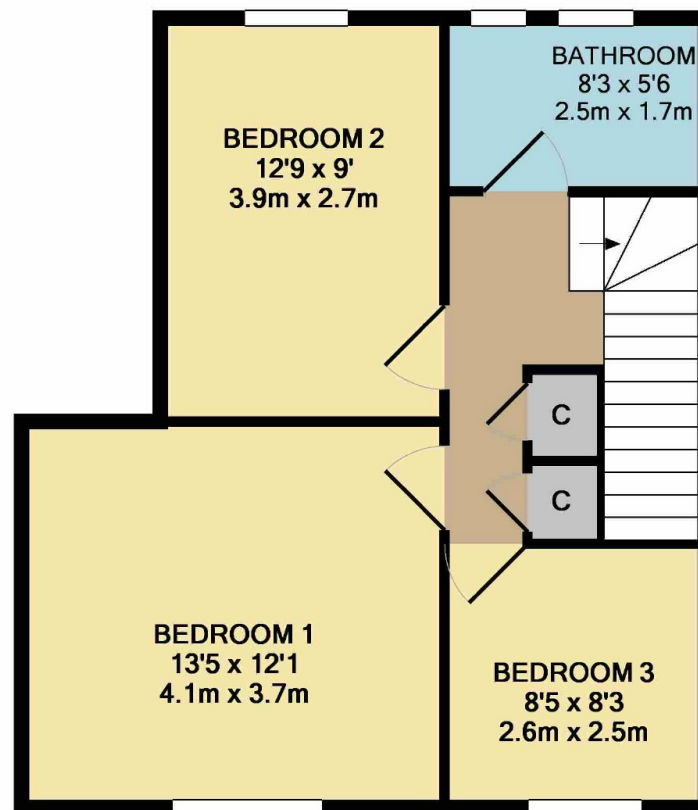
### VIEWING

Strictly by appointment with the sole agents



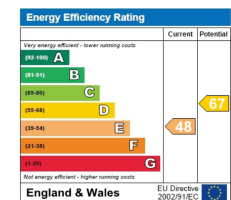


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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