Whitakers
Estate Agents









12 Gainford Grove, Hull, HU9 4ND

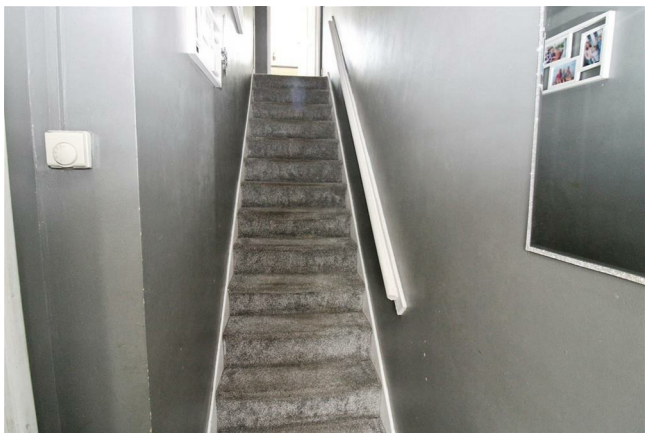
Asking Price £124,950

LOCATED ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY, HANDILY PLACED FOR LOCAL SHOPS AND SCHOOLS, THIS MODERN STYLE MID TERRACE HOUSE TICKS ALL OF THE BOXES FOR THE PURCHASER SEEKING THAT LITTLE BIT OF EXTRA ROOM.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE AND DINING AREA, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN PLEASANT GARDENS, THE PROPERTY IS WELL PRESENTED AND APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED

Entrance Hall



With staircase off and radiator

Lounge and Dining Area 14'11" x 11'10" (4.55 x 3.61)




A bow window to the front aspect, useful under stairs storage cupboard, Adam style fire surround with marble effect back and hearth and a radiator.

Fitted Kitchen



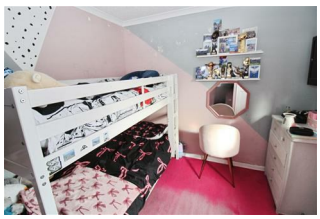

A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with telescopic mixer tap. Window to the rear aspect, laminate flooring, a radiator, partially tiled walls and integrated appliances include an electric oven and grill, an electric hob and a stainless steel over head extractor canopy.

Bedroom One 13'5" x 10'2" (4.10 x 3.10)



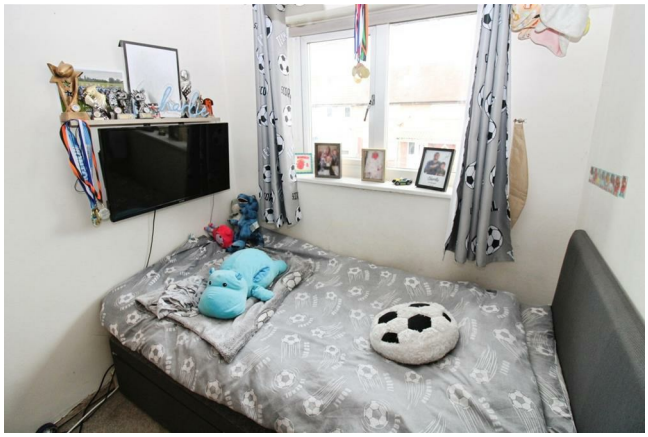

Window to the front aspect, a built in wardrobe and a radiator.

Bedroom Two 9'0" x 9'0" (2.75 x 2.75)




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

Bedroom Three 10'4" x 6'6" including bulk head (3.15 x 2.00 including bulk head)



Bathroom




A white suite to comprise a panelled bath, a wash hand basin and a low level within a vanity unit. Tiled walls and a chrome heated towel rail and there is an electric shower unit over the bath.

Gardens





There is an enclosed garden to the rear of the property, of good proportion with a decking seating area, a pergola and storage shed.

Off Street Car Parking Amenities

Via a dropped kerbside to the front of the property.

Council Tax

Hull City Council - band A

Tenure

This property is 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.

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.

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.

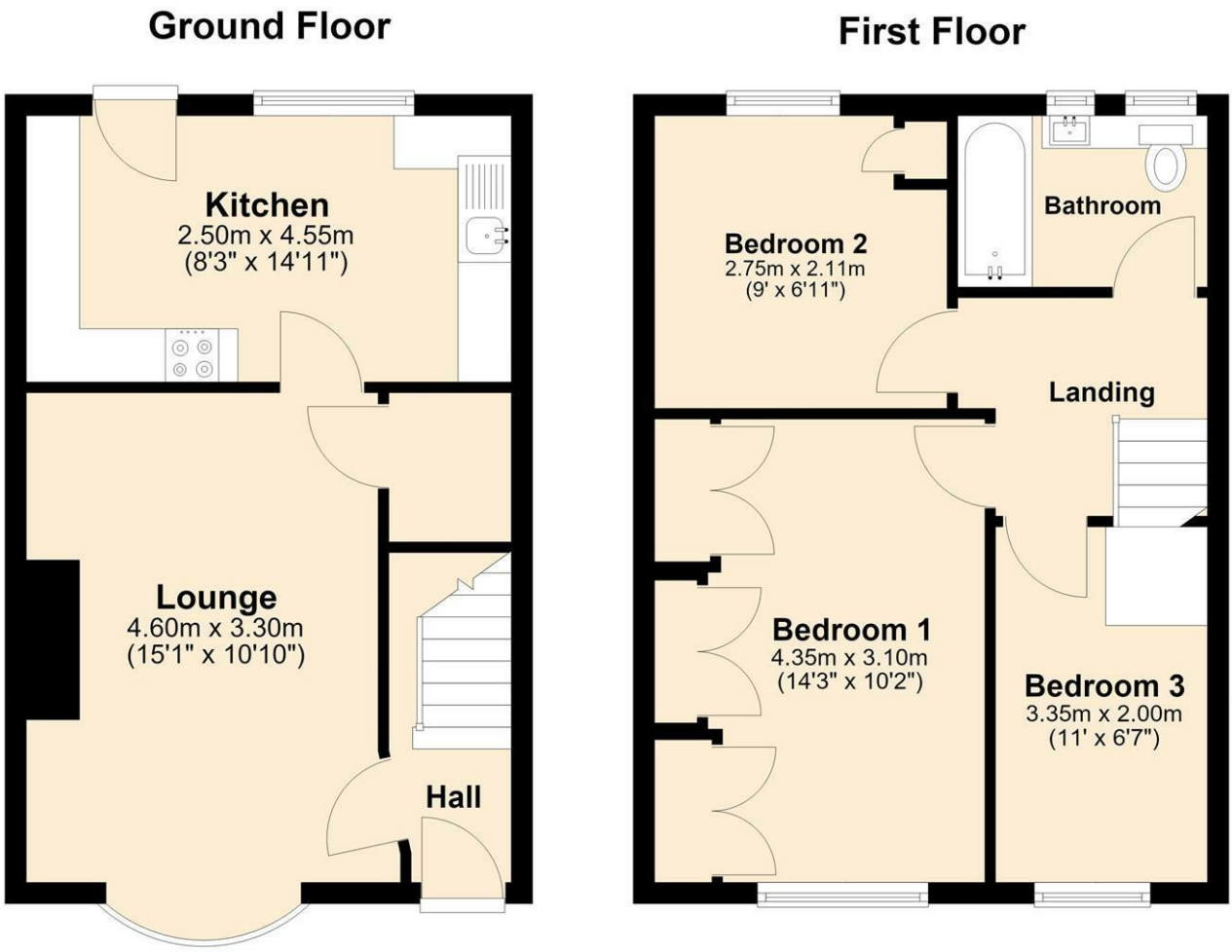
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All 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.

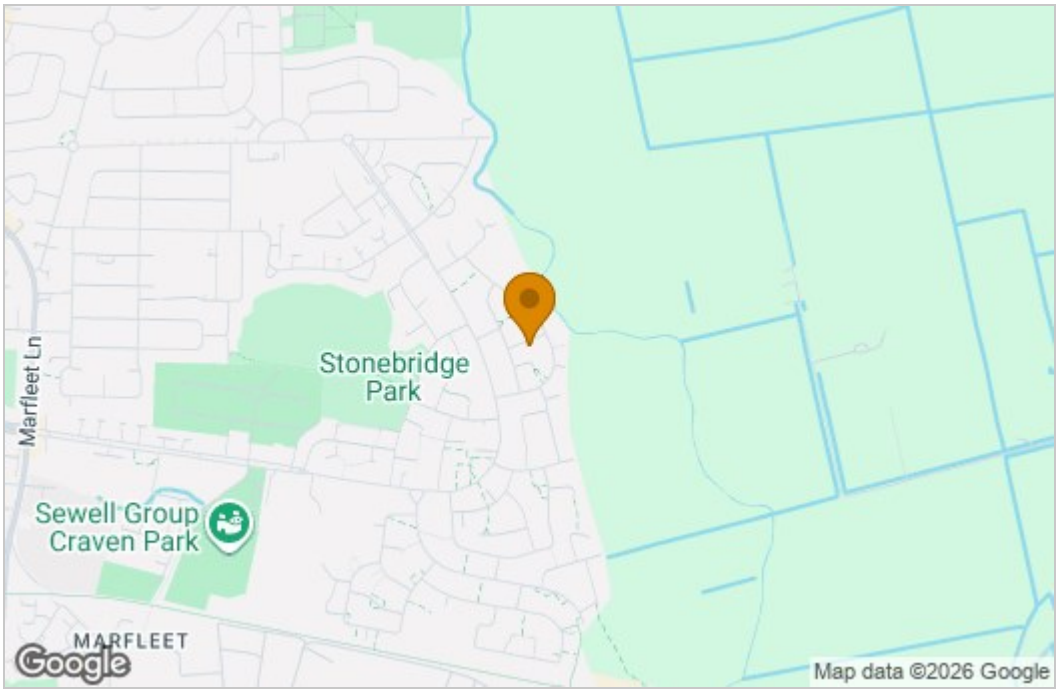
Material Information:

Construction - Brick under a tiled roof
Conservation Area -No
Flood Risk -Very low
Mobile Coverage/Signal -EE, Vodafone, Three and O2
Broadband - Basic 6 Mpbs Ultrafast 10000 Mbps
Coastal Erosion -No
Coalfield or Mining Area -No
Planning -No

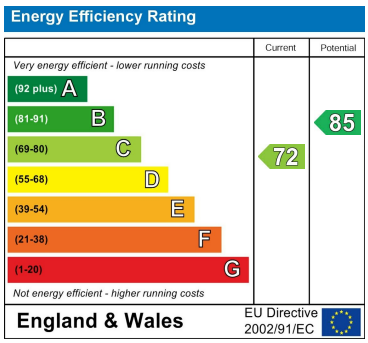
Floor Plan

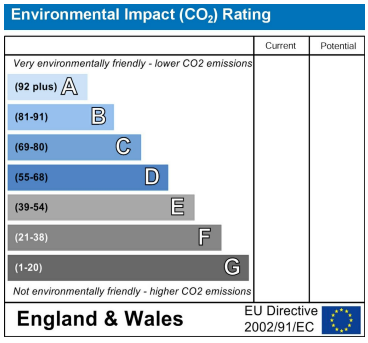


Area Map



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.

86 Church Street, Sutton On Hull, HU7 4TD
Tel: 01482 877177 Email: sutton@whitakers.co.uk https://www.whitakers.co.uk