Whitakers
Estate Agents









57 Troutsdale Grove, Hull, HU9 3SB

Asking Price £150,000

THIS OUTSTANDING 3 BEDROOM TERRACED PROPERTY IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Situated in a popular residential area to the East of the city, well positioned for local shops, schools and amenities with excellent transport links into and out of the city, this lovely home would be perfect for first time buyers and families alike!

Much improved by the current owners and immaculately presented throughout, the property briefly comprises; entrance hallway, lounge, dining room, kitchen, rear lobby with downstairs cloakroom and utility/store room to the ground floor whilst to the first floor there are three generously sized bedrooms, a shower room and separate wc.

With the additional benefit of off road parking to the front and a spacious rear garden together with FULLY OWNED SOLAR PANELS, gas central heating and uPVC double glazing throughout, internal viewing is imperative to fully appreciate the accommodation on offer!

The Accommodation Comprises

Entrance Hallway



uPVC door and glazed side panel into entrance hallway with laminate flooring, central heating radiator, stairs to first floor and under stair storage.

Lounge 14'3 x 13'9 (4.34m x 4.19m)





Spacious lounge with laminate flooring, uPVC walk in front bay and central heating radiator.

Dining Area 9'11 x 9'9 (3.02m x 2.97m)





With uPVC French doors into rear garden, feature tower radiator, TV point and laminate flooring which extends into....

Kitchen 10'1 x 10'3 (3.07m x 3.12m)





Modern kitchen fitted with a range of wall, base and larder units, contrasting work surfaces and tiled splashbacks. 4 ring ceramic hob with extractor over and electric fan oven below and stainless steel sink/drainer. Under floor heating, integrated washing machine and door into rear lobby.

Rear Lobby



With uPVC door to rear garden, timber door to side passageway and tiled flooring.

Downstairs Cloakroom



Low flush wc, hand wash basin and tiling to flooring and walls.

Storage/Utility 9'6 x 8'8 (2.90m x 2.64m)

Handy storage/utility area with window to rear aspect, carpeted flooring and electric supply.

First Floor Landing



Stairs from entrance hallway to first floor landing with laminate flooring and storage cupboard.

Bedroom One 11'10 x 10'11 (3.61m x 3.33m)




uPVC window to front aspect, laminate flooring, central heating radiator and built in wardrobe.

Bedroom Two 8'5 x 13'2 (2.57m x 4.01m)




uPVC window to rear aspect, laminate flooring, central heating radiator and built in wardrobe.

Bedroom Three 12'6 max x 11'4 max (3.81m max x 3.45m max)




uPVC window to front aspect, laminate flooring, central heating radiator, fitted wardrobe and built in cupboard.

Bathroom



Walk in shower with electric wall mounted shower unit, hand wash basin housed in vanity unit, central heating radiator, vinyl flooring, tiled walls and uPVC window to rear aspect.

First Floor WC

Low flush wc, laminate flooring, half tiled walls and uPVC window to rear aspect.

Outside




The front of the property is paved with wrought iron gates to provide off road parking whilst the shared side passageway leads to the rear of the property. The spacious rear garden is laid to lawn with decked rear seating area, further paved patio seating area adjoining the house, greenhouse and timber fencing to perimeters.

Tenure

The property is Freehold

Council Tax

Council tax band A
Kingston upon Hull City Council

EPC

EPC rating B

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 - Low
Mobile Coverage/Signal - EE, Vodafone, Three,

O2
Broadband - Basic 11 Mbps, 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.

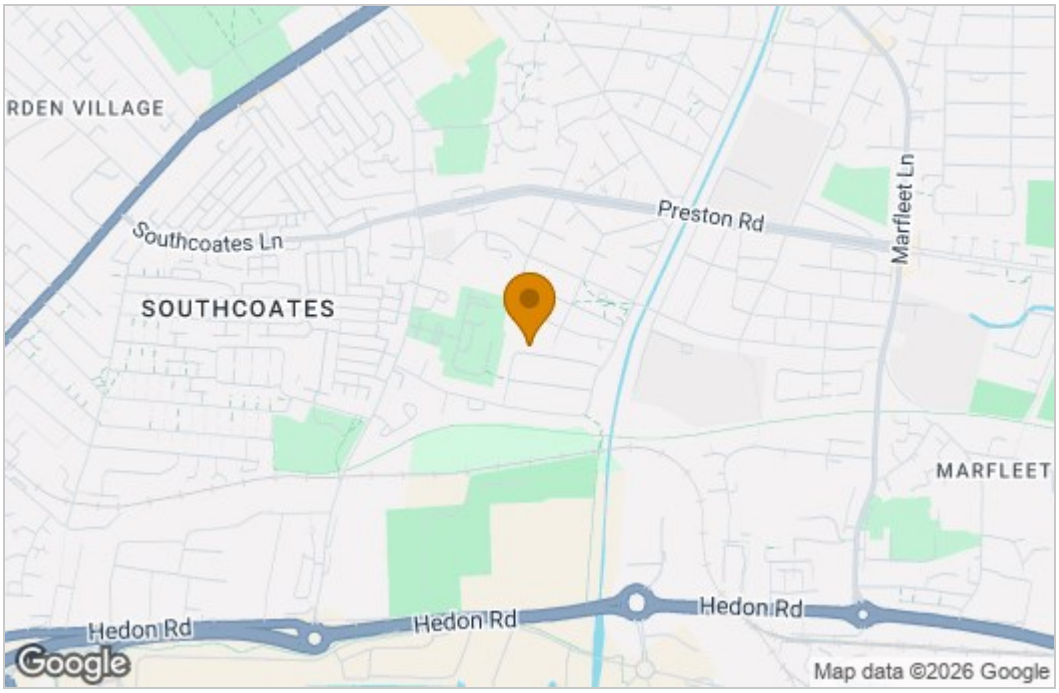
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All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

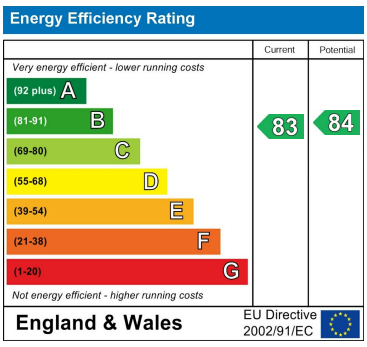
Floor Plan

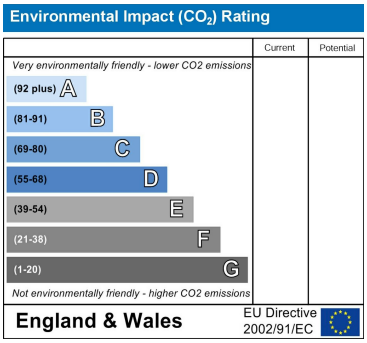


Area Map



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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