

# Whitakers

Estate Agents



## 55 Troutsdale Grove, Hull, HU9 3SB

**Asking Price £134,950**

SITUATED TO THE EAST OF THE CITY WITH GOOD ACCESS TO LOCAL SHOPS AND SCHOOLS AND ALSO THE CITY CENTRE AND THE M62 CORRIDOR, THIS TRADITIONAL STYLE MID TERRACE HOUSE REPRESENTS A GOOD OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM, REAR GARDEN ROOM, FITTED KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS AND A BATHROOM AND THERE IS ACCESS TO AN ADDITIONAL LOFT AREA.

WITH GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING, A REAR GARDEN OF GOOD PROPORTION AND OFF STREET CAR PARLING AMENITIES TO THE FRONT, THE PROPERTY IS IDEAL FOR THE PURCHASER LOOKING FOR THAT LITTLE BIT OF EXTRA ROOM AND APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED.

## Ground Floor

### Entrance Hall

Nice and spacious with staircase off and a radiator.

### Lounge



A square bay window to the front aspect, laminate flooring and a radiator.

### Dining Area



Laminate flooring continues, window to the rear aspect, a radiator and opens to;

### Fitted Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit with mixer tap. Window to the rear aspect, plumbing for an automatic washing machine, laminate flooring and integrated appliances include an electric oven, an electric hob and a stainless steel over head extractor canopy.

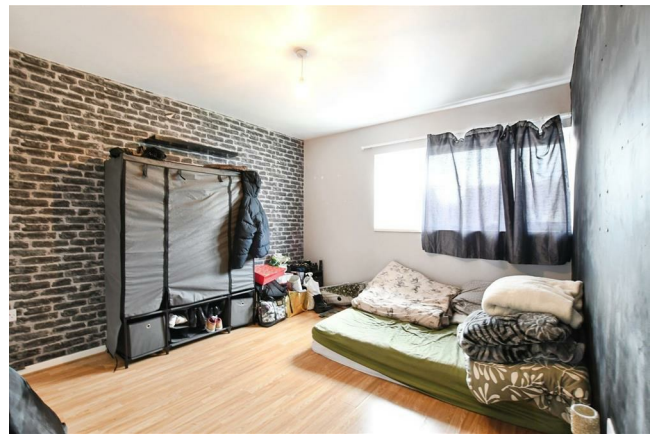
## Garden room



An additional sitting room with patio doors giving access to the rear garden.

## First Floor

### Bedroom One



Window to the front aspect, laminate flooring, built in storage cupboard and a radiator.

### Bedroom Two



Window to the rear aspect and a radiator

### Bedroom Three



Window to the front aspect and a radiator.

### Bathroom



A white suite to comprise panelled shower bath, wash hand basin and a low level wc. . There is a plumbed shower unit over the bath with a shower screen to the bat side and a radiator.

Loft Area 22'5" x 9'8" (6.85 x 2.95)



A very good sized space lending itself to a number of possibilities. having a "Velux" style window and void storage areas.

### Outside



To the front of the property there is provision for off street parking for a vehicle and to the rear a garden of good proportion laid mainly to lawn with a paved patio area

Council Tax  
Hull City Council tax band A

Tenure  
Freehold

EPC

#### 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 under tiled roof  
Conservation Area - No  
Flood Risk -very low

Mobile Coverage/Signal -EE, Vodafone, Three  
and O2

Broadband - 11 Mbps Ultrafast 100000

Coastal Erosion - No

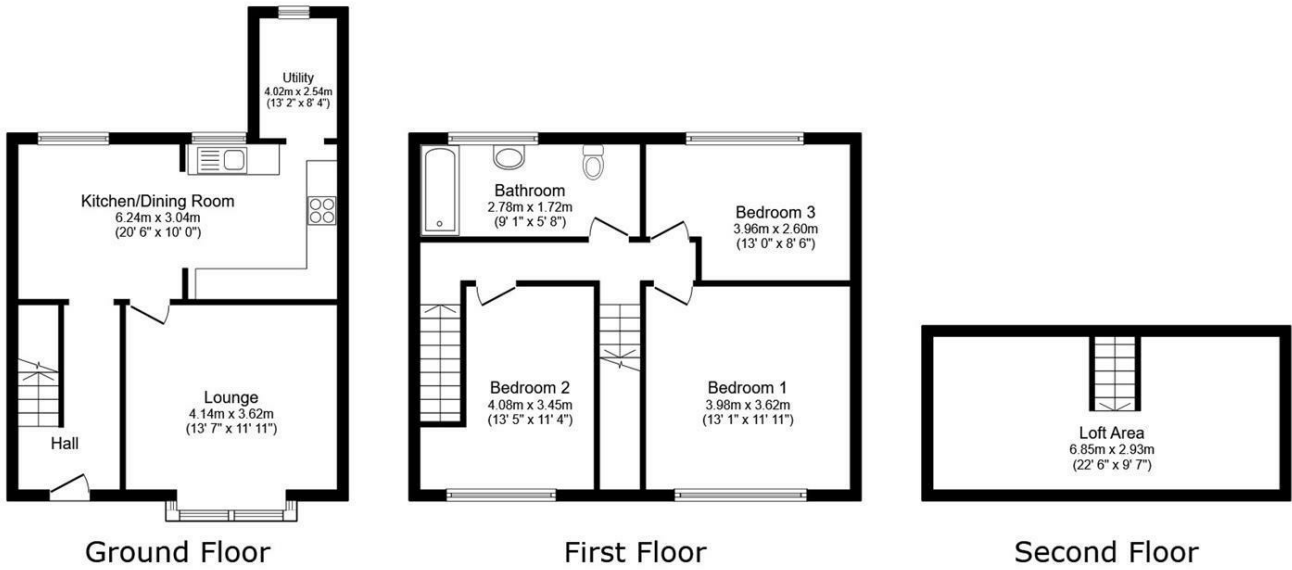
Coalfield or Mining Area -No

Planning -No

**Whitakers Estate Agent Declaration:**

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

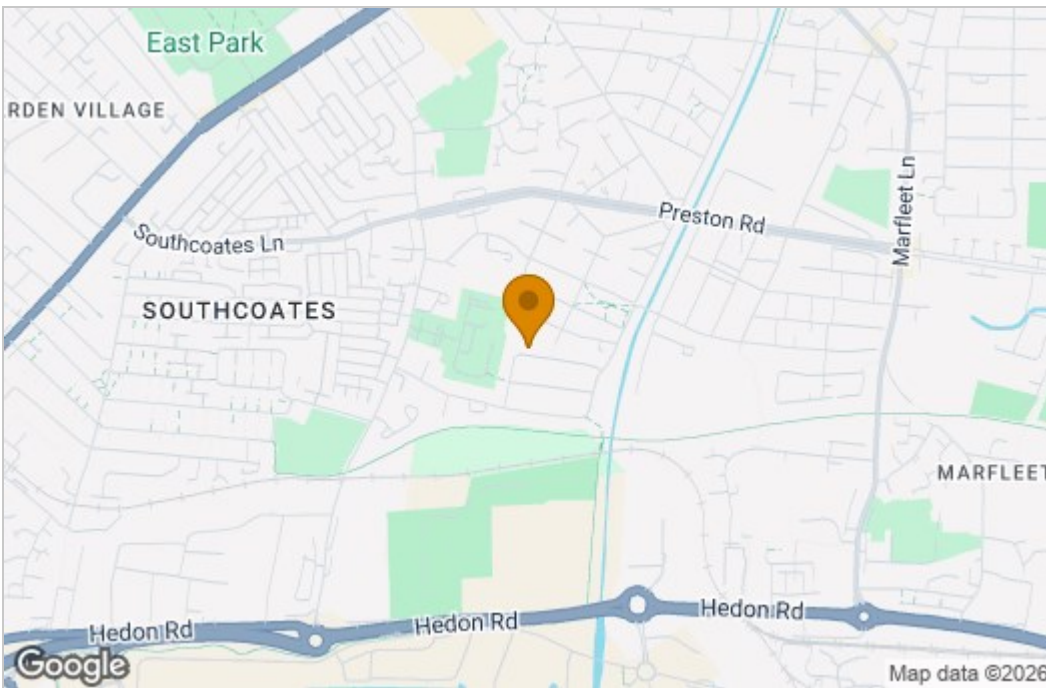
# Floor Plan



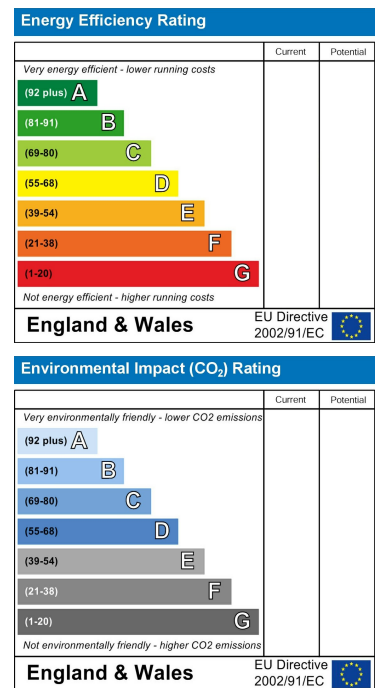
Total floor area: 124.0 sq.m. (1,334 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.