Whitakers
Estate Agents









88 Griffin Road, Hull, HU9 4TB

Offers In The Region Of £115,000

SITUATED ON THIS FAMILY FRIENDLY DEVELOPMENT TO THE EAST OF THE CITY, WITHIN A SHORT WALK TO LOCAL SHOPS AND SCHOOLS, WE ARE PLEASED TO OFFER A MODERN STYLE MID TERRACE HOUSE SUITED TO THE FIRST TIME BUYER AND THE GROWING FAMILY UNIT.

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

SET WITHIN VERY GOOD SIZE GARDENS, EARLY APPOINTMENTS IN ORDER TO VIEW ARE ENCOURAGED

Entrance Hall
With staircase off, useful under stairs storage cupboard and a radiator.

Lounge



Window to the front aspect, Adam style fire surround with marble effect back and hearth, a gas fire, and a radiator.

Dining Room




French doors giving access to the rear garden and a radiator.

Fitted Kitchen




A range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Window to the rear aspect, radiator, tiled walls and floor, built in storage cupboard, plumbing for an automatic washing machine and integrated appliances include an electric oven and a four ring gas hob.

First Floor Landing
Nice and spacious with a built in storage cupboard.

Bedroom One



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

Bedroom Two



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

Bedroom Three
Window to the front aspect, a built in wardrobe with sliding mirror doors and a radiator.

Shower Room




A plumbed shower unit within an independent shower enclosure, wash hand basin within a vanity unit with monobloc tap and a low level wc unit. Tiled walls and a chrome heated towel rail.

Gardens



To the front of the property is an enclosed front garden and to the rear, the garden is of impressive proportion, laid to lawn with a generous Koi Pond. There is also an outside W/C , handy for the keen gardener , and storage sheds.

Council Tax
Hull City Council tax band A

EPC

Tenure
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.

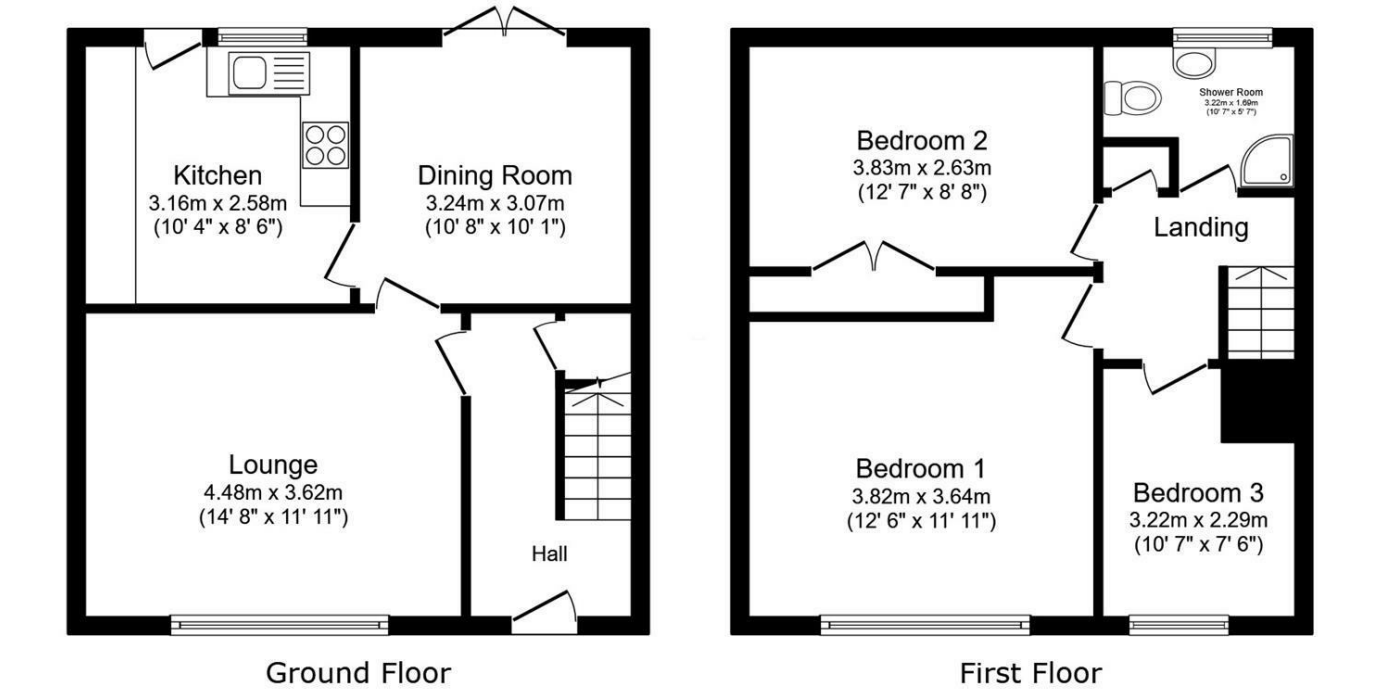
Free Market Appraisals/Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

Material Information:

Construction - Brick under a tiled roof
Conservation Area - No
Flood Risk -Very low
Mobile Coverage/Signal -EE/Vodafone/O2/Three
Broadband -Basic 4 Mbps Ultrafast 10000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -No
Planning -N0

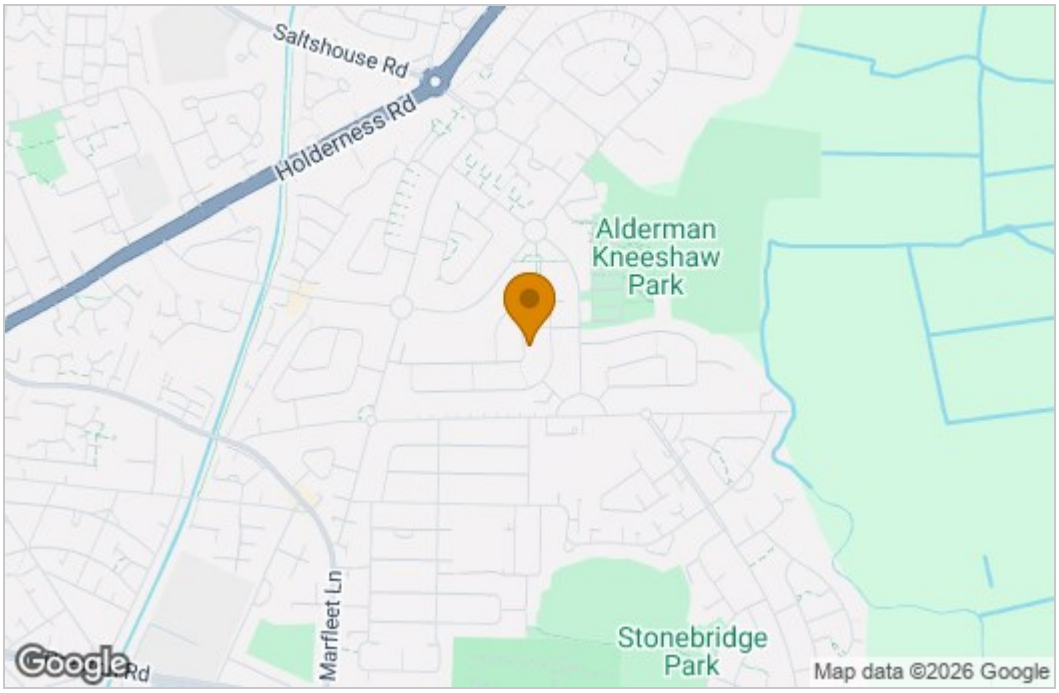
Floor Plan



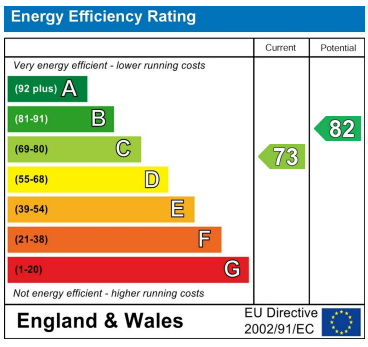
Total floor area: 88.3 sq.m. (950 sq.ft.)

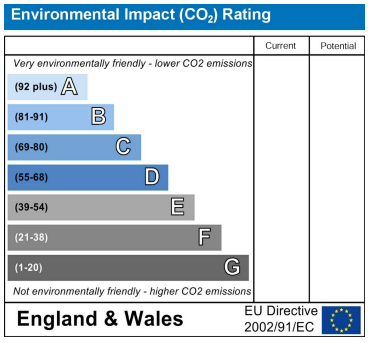
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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