



**Helmsley Grove, Hull, HU5 5ED**  
Offers Over £185,000

  
**Philip  
Bannister**  
Estate & Letting Agents



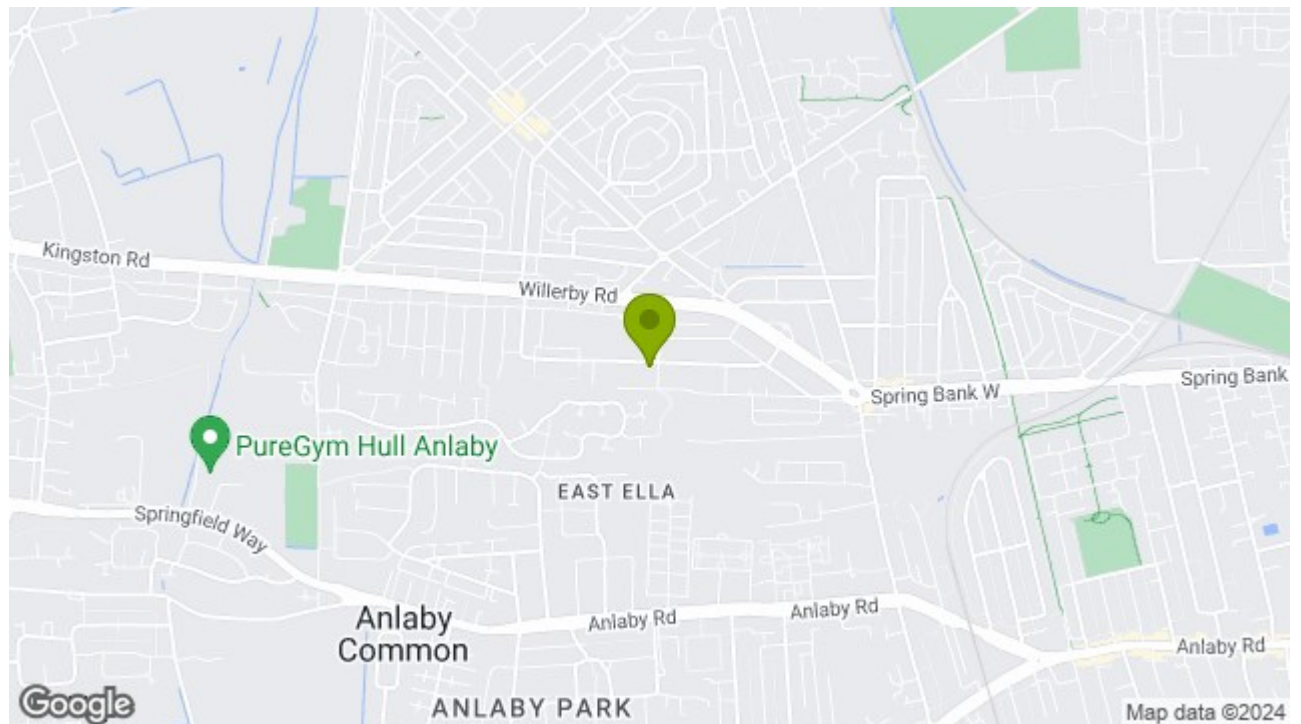
# Helmsley Grove, Hull, HU5 5ED

Stunning. This fabulous 3 bedroom home has recently undertaken a full schedule of works leaving no stone unturned. Presented to the highest of standards throughout, this property is now ready for its new owner. Further benefitting from a fantastic corner plot with lovely rear garden, a garage and ample off-street parking. Do not miss this.

## Key Features

- Newly Renovated Throughout
- Stunning Dining Kitchen
- Contemporary Bathroom
- Sought-After Location
- 3 Bedrooms
- Fantastic Plot
- Ample Off-Street Parking & Garage
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## **GROUND FLOOR;**

### **ENTRANCE HALL**

A pleasant entrance hall providing access to the accommodation with stairs off.

### **LIVING ROOM**

52'5" x 19'8" into bay x 36'1" x 29'6" (16'6 into bay x 11'9)

A generous living space with newly fitted carpets, wall mounted electric fire and bay window to the front elevation.

### **DINING KITCHEN**

18'2 x 7'10 (5.54m x 2.39m )

A stunning brand new kitchen with navy shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven and an Extractor Fan all unused. Further benefitting from ample dining space, plumbing for an automatic washing machine, a window and a door to the rear elevation.

### **BATHROOM**

5'9 x 5'9 (1.75m x 1.75m)

Newly fitted three piece bathroom suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin. Further benefitting from a window to the side elevation.

## **FIRST FLOOR;**

### **BEDROOM 1**

14'10 x 10 (4.52m x 3.05m)

A bedroom of double proportions with a storage cupboard and 3 windows to the front elevation.

### **BEDROOM 2**

10 x 11'11 (3.05m x 3.63m )

A bedroom of double proportions with 2 windows to the rear elevation.

### **BEDROOM 3**

7'11 x 8'11 (2.41m x 2.72m )

A bedroom of single proportions with a window to the rear elevation.

## **EXTERNAL;**

### **FRONT**

With shaped lawn fenced borders and various shrubs and plants. to the side is a large driveway providing off-street parking for multiple vehicles.

### **REAR**

A fantastic south facing rear garden with 2 block paved patio areas, shaped lawn, timber fenced borders, gravelled area and a shed.

### **GARAGE**

A double in length garage with up and over doors, light and power supply.

## **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** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

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

**FIXTURES & FITTINGS** - Carpets, curtains, window coverings & light fittings all included in the price.

## **TENURE**

We understand that the property is Freehold.

## **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 independent 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 Licensed 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.

## **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.

## **AGENTS NOTES**

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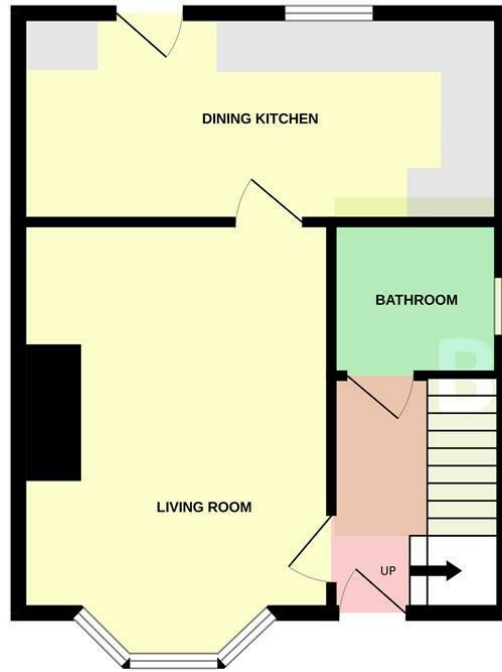
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100





GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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