

**staniford**  
grays



12 Ainshaw, Hull, HU6 9DG

Offers In Excess Of £90,000









# 12 Ainshaw

Hull, HU6 9DG

- NO ONWARD CHAIN
- DRIVEWAY AND GARAGE
- CONVENIENT LOCATION
- PRIVATE GARDENS
- FURTHER UPGRADE POTENTIAL
- OVERLOOKING COMMUNAL GREEN
- END POSITION
- 3 BEDROOMS
- READY TO MOVE IN LIVING

WELL POSITIONED FAMILY HOME OVERLOOKING A COMMUNAL GREEN SPACE WITH THE BENEFIT OF DRIVEWAY AND GARAGE.

Conveniently located and offering good levels of versatility throughout with the potential to create an ideal family home. The property remains a short distance walk away from local services and amenities.

In need of some light and cosmetic modernisation the accommodation comprises; Vestibule, Entrance Hallway with ground floor front facing Lounge leading through to a Dining Room and Kitchen area. To the first floor level 3 Bedrooms feature, all being of a good size with Shower Room and separate W.C. also.

Externally a private South facing garden offers storage outbuildings and access to a driveway and garage.

A wealth of potential is offered in this popular and affordable setting, with no onward chain.



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Offering a dedicated front access into vestibule, with sliding door leading to...

### ENTRANCE HALLWAY

With staircase approach leading to first floor level, opening into...

6'9" x 12'1" (2.06 x 3.69)

### KITCHEN

With double glazed window to the rear elevation, access door to the courtyard style garden, fitted with a range of traditionally styled wall and base units offering generous storage, Bosch mid-level double oven, tiling to splashbacks, inset sink and drainer, large understairs storage cupboard, space for freestanding white goods.

10'8" x 6'10" (3.27 x 2.10)

### OPEN PLAN LOUNGE / DINING ROOM

A versatile reception space enjoying good levels of natural daylight via the window to the front outlook overlooking the communal green space, sliding door to the rear courtyard garden area, suitably sized to accommodate furniture suite and dining table, central focal point provided via a fire insert with traditional hearth and surround.

21'10" x 11'2" (6.67 x 3.41)

## FIRST FLOOR

### LANDING

Giving access to three bedrooms, shower room and separate w.c, deep shelved storage cupboard and additional cupboard space housing wall mounted combination boiler.

### BEDROOM ONE

Of double bedroom proportions, with double glazed window to the front outlook, fitted wardrobes.

11'4" x 11'9" (3.46 x 3.60)

### BEDROOM TWO

With double glazed window to front outlook, storage cupboard to one wall length.

12'3" x 7'11" (3.74 x 2.43)

### BEDROOM THREE

With double glazed window to the rear, storage cupboard.

8'2" x 9'3" (2.50 x 2.83)

### SEPARATE W.C

With privacy window to rear, wall mounted low flush w.c.

### SHOWER ROOM

With walk-in double width shower tray with wall mounted showerhead and console, mermaid splash-boarding, additional tiling to splashback area, pedestal wash hand basin, privacy window to rear.

5'8" x 7'2" (1.75 x 2.19)





#### **OUTSIDE**

12 Ainslaw remains conveniently positioned in close proximity to a range of local amenities and services being a short distance walk away.

A pleasant front outlook is offered over a generous communal green, with walled perimeter boundary to the front property entrance and wrought iron entrance gate. Access is provided to the rear of the property with a dedicated driveway and garage space with up&over access door and personnel door to side. A gated walkway also features to the side of the property, opening through to the courtyard garden rear, with hard landscaping, patio terrace extending from the immediate building footprint, two storage outbuildings, dedicated access to the garage also with full power and lighting.

#### **AGENTS NOTE**

The property is offered to the market with no onward chain, offering immediate family living with further cosmetic improvement likely to be made. Viewing is available through the sole selling agent Staniford Grays.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull council tax band is 'A'.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

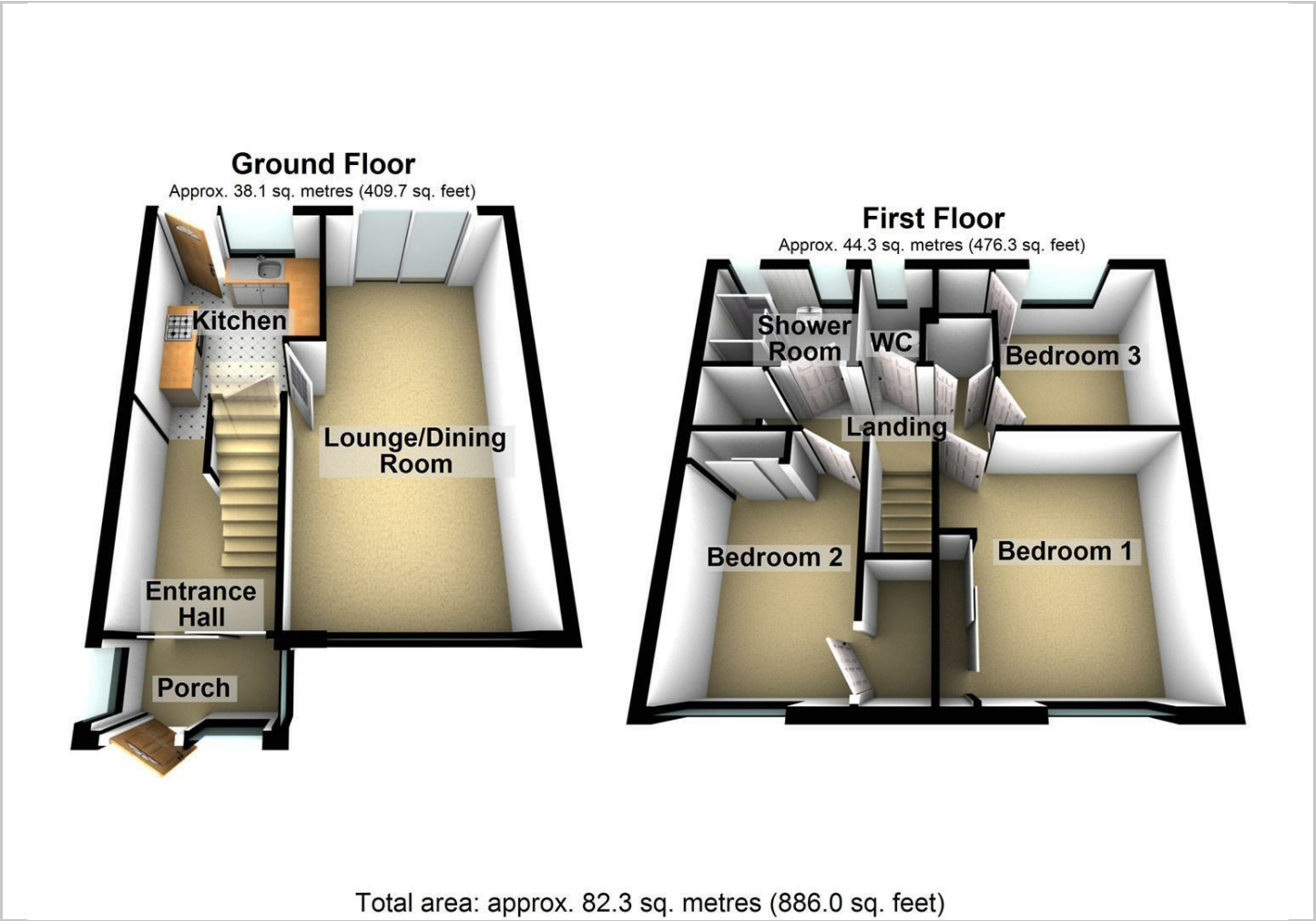
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



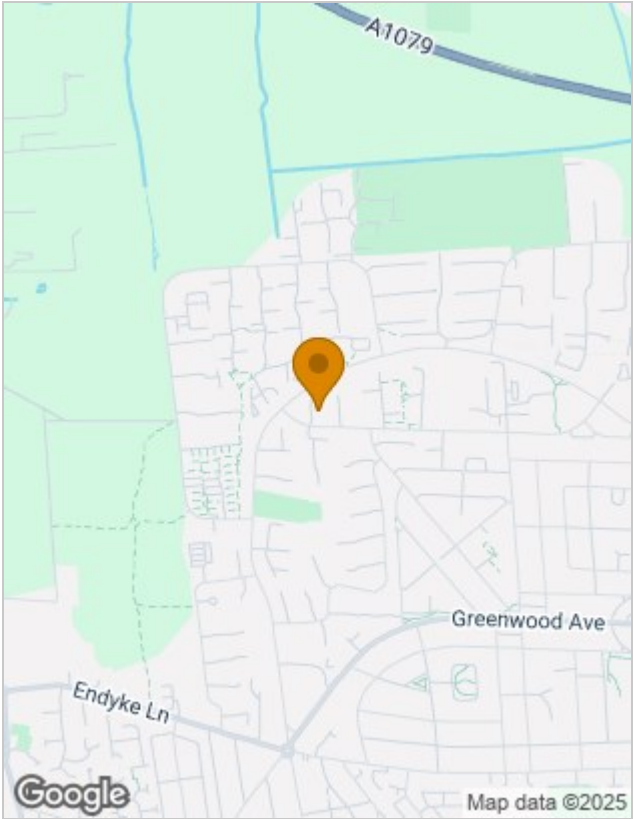




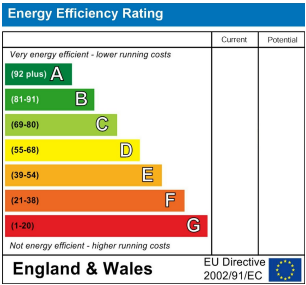
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.