

Whitakers

Estate Agents



596 Holderness Road, Hull, HU9 3EU

Offers Over £250,000

WHITAKERS ARE DELIGHTED TO BRING THIS EXCEPTIONAL 4 BEDROOM FAMILY HOME WITH LOFT ROOM TO THE MARKET!

Ideally situated on ever popular Holderness Road, a short walk from the wide range of retail and leisure facilities available, the property is also directly opposite East Park and Woodford Leisure Centre, the ideal location for the growing family!

Stylishly and tastefully presented throughout and having been much improved by the current owner, the property briefly comprises; entrance hallway, lounge, dining room, 30 ft kitchen/breakfast room, utility room and downstairs shower room to the ground floor whilst the first floor houses 4 double bedrooms, a family bathroom and fixed staircase to the versatile and spacious loft room. Externally there are rear and side gardens and a garage which is currently part converted to a hot tub/garden bar area.

With gas central heating and uPVC double glazing throughout, this represents a rare opportunity to purchase a spacious family home in a most sought after and convenient position hence early viewing is recommended!

The Accommodation Comprises

Entrance Hallway



Tiled storm porch with composite door into the impressive hallway with carpeted flooring, central heating radiator and stairs rising to the first floor.

Lounge 16' x 13'2 (4.88m x 4.01m)



The spacious lounge features a uPVC bay window to front aspect, carpeted flooring, central heating radiator and wall mounted feature electric fire.

Dining Room 13'2 x 11'10 (4.01m x 3.61m)



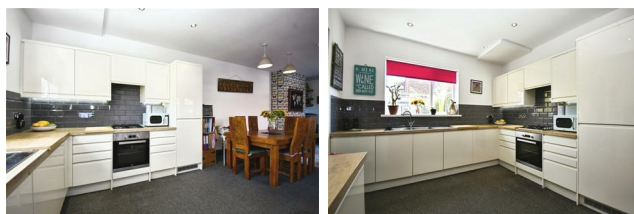
Second reception room with stunning open fire and tiled surround, carpeted flooring, central heating radiator and uPVC window to side courtyard.

Kitchen/Breakfast Room 30'8 x 11' (9.35m x 3.35m)



Extending over 30ft to the rear of the property providing ample space for cooking and entertaining and comprises;

Kitchen



The kitchen area comprises fitted modern high gloss base, wall and drawer units with wooden work surfaces and tiled splashbacks. Double stainless steel sink unit with mixer tap, under cabinet wall unit lighting, a four ring gas hob with extractor hood over and electric oven below. Integrated fridge freezer and a dish washer, uPVC window to rear aspect and carpeted flooring. A storage cupboard houses the combi boiler.

Breakfast Room



The breakfast area gives ample space for family dining and relaxation, with a uPVC side window and French doors to the side courtyard, extension of carpeted flooring, central heating radiator and a door into the downstairs shower room.

Utility Room 8'8 x 6'10 (2.64m x 2.08m)



Opening off the kitchen with fitted wall and base units, wooden work surfaces and tiled splashbacks. Plumbing for automatic washing machine and drier, carpeted flooring and uPVC window and door into rear garden.

Downstairs Shower Room



Comprising shower cubicle with mains shower over, combination wc/hand wash basin and part panelled walls.

First Floor Landing



Stairs from the entrance hallway to the split level landing with carpeted flooring, central heating radiator, built in storage and stairs to loft room.

Bedroom One 15'11 x 17'5 (4.85m x 5.31m)



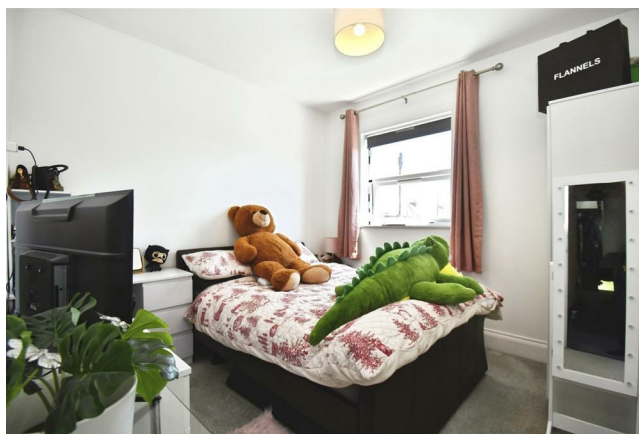
Occupying the full width of the house, the impressive master bedroom has uPVC bay window and second uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 13'3 x 12'2 (4.04m x 3.71m)



Double bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Three 9'7 x 11'2 (2.92m x 3.40m)



Double bedroom with uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Four 7'4 x 9' (2.24m x 2.74m)



Double bedroom currently used as a fitness studio with uPVC window to side aspect, laminate flooring and central heating radiator.

Family Bathroom 6'8 max v 11'4 (2.03m max v 3.45m)



The lovely family bathroom comprises a shaped bath with mains shower over and fitted screen, low flush wc and vanity hand wash basin. Heated chrome towel rail, laminate flooring, part tiled walls, extractor fan and uPVC window to side aspect.

Second Floor Landing



Fixed staircase from the first floor landing leading to second floor landing with door into....

Loft Room 11'6 x 16'4 max (3.51m x 4.98m max)



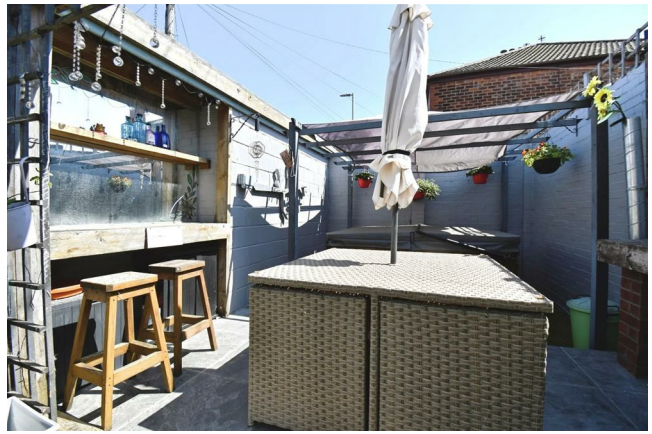
A spacious and versatile room with carpeted flooring, central heating radiator, under eaves storage and Velux style roof window.

Outside



To the front of the property is a block paved courtyard with perimeter walls. Accessed from the breakfast room is a side courtyard with artificial turf whilst the charming rear garden also features artificial turf with resin paved areas, walls to perimeters and rear garden bar/hot tub area.

Garage/Garden Bar



The single garage is situated at the rear of the property with up and over door. This has been converted to provide storage and also the lovely garden bar/hot tub area with tiled flooring however this could be converted back to a garage should the purchaser require.

Tenure

The property is Freehold

Council Tax

Council Tax band C

Kingston upon Hull City Council

EPC

EPC rating D

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 - Holderness Road (East)

Flood Risk - Low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Historic

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.

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.

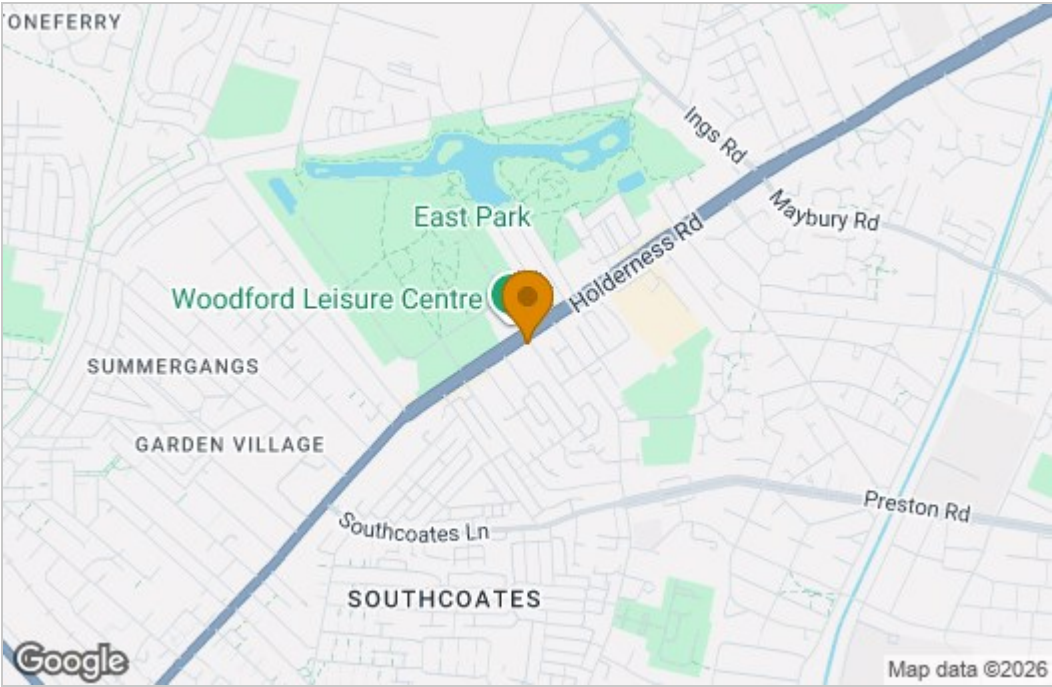
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

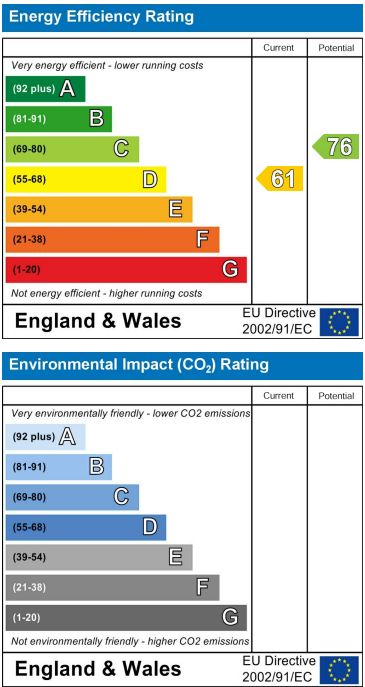
Floor Plan



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