

Whitakers

Estate Agents



28 St. Peters Avenue, Hull, HU10 7AP

£335,000

This beautifully extended four-bedroom semi-detached home offers over 1,400 sq ft of versatile living space, combining traditional character with modern family living. Situated in the heart of the ever-popular village of Anlaby, the property has been thoughtfully redesigned to create a spacious, move-in-ready home ideal for growing families.

The accommodation briefly comprises an entrance porch, welcoming lounge, separate sitting room, fitted kitchen opening into a spacious dining area with bi-fold doors leading onto the rear garden, and a convenient ground floor W.C.

To the first floor are three generously proportioned bedrooms, with fitted furniture to bedrooms one and two, together with a stylish four-piece family bathroom. Fixed stairs rise to the impressive fourth bedroom, complete with storage and a roof window, creating an ideal principal suite, guest room or home office.

Outside, the front of the property provides a low-maintenance walled garden designed to offer off-street parking for multiple vehicles, together with a side driveway leading to the garage. The enclosed rear garden has been designed with ease of maintenance in mind, featuring a generous paved entertaining terrace perfect for al fresco dining, an artificial lawn, and a superb summerhouse currently utilised as a fully equipped garden bar with power and lighting.

The Accommodation Comprises

Ground Floor

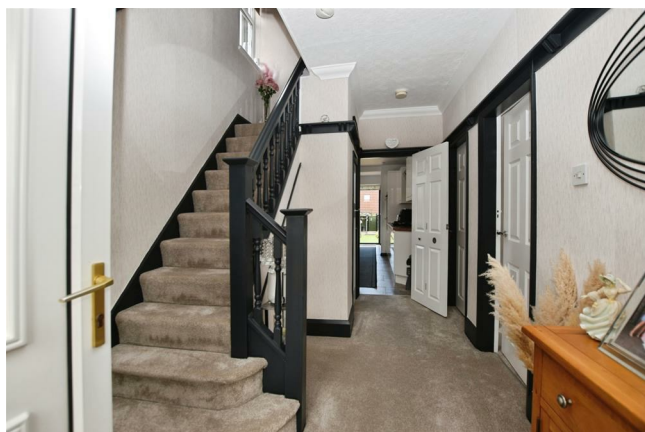
Entrance

uPVC double glazed French doors to porch

Porch

Laminate flooring to uPVC double glazed door

Hallway



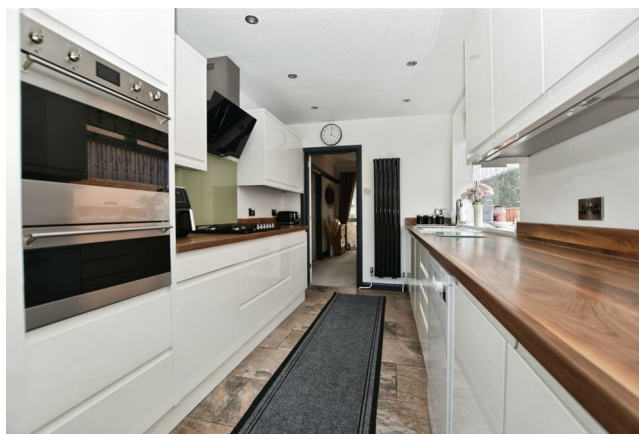
uPVC double glazed porthole window, central heating radiator and understairs store cupboard

Lounge 11'7 x 11'5 (3.53m x 3.48m)



uPVC double glazed window, Gas fire with marble inset and hearth, central heating radiator

Kitchen 11'8 x 7'9 (3.56m x 2.36m)



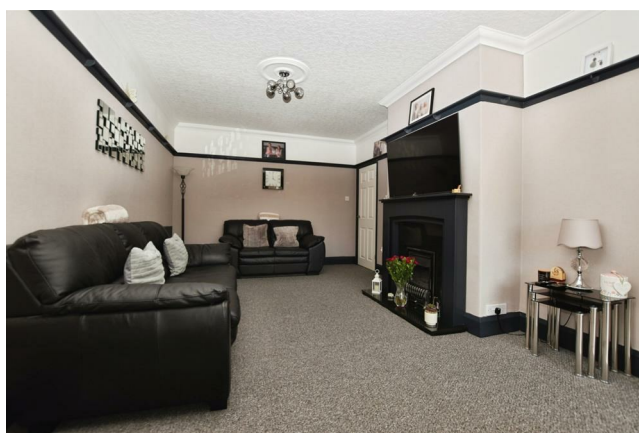
With a range of floor and eye level units and complimentary work surfaces above, Quooker hot tap, tiled flooring and uPVC double glazed window. Sink with mixer tap and drainer to the side. Double Oven, Hob and Hood above. Vertical central heating radiator.

Dining Area 6'5 x 19'0 (1.96m x 5.79m)



With laminate flooring, Bi fold doors that open out to the garden and central heating radiator.

Sitting Room 15'10 x 11'4 (4.83m x 3.45m)



Gas fire with a marble inset and hearth and a central heating radiator.

W/C

With a low flush toilet and vanity sink. Wall mounted heater and uPVC double glazed window.

First Floor

Landing

uPVC double glazed and fixed stairs leading to bedroom four

Bedroom One 12'1 x 9'6 (3.68m x 2.90m)



With a uPVC double glazed bay window to the front aspect, a range of fitted slide door wardrobes and central heating radiator.

Bedroom Two 11'5 max x 12'1 (3.48m max x 3.68m)



With a range of fitted wardrobes, uPVC double glazed window and central heating radiator.

Bedroom Three 8'1 x 8'1 (2.46m x 2.46m)



uPVC double glazed window and central heating radiator.

Bathroom 8'2 x 8'0 (2.49m x 2.44m)



Four piece suite comprising a panelled bath, walk in shower enclosure with mixer shower, vanity sink and a low flush toilet. Tiled walls and two uPVC double glazed windows.

Bedroom Four 12'4 x 11'8 narrows to 11'1 (3.76m x 3.56m narrows to 3.38m)



With built in wardrobe / store cupboard, roof window and central heating radiator.

External



Walled low maintenance front garden block paved for off street parking and side drive leading to the garage. The rear garden is enclosed with a large patio seating area and artificial grass. Well stocked mature borders, wooden shed and wooden summerhouse currently used as a bar / entertainment area.

EPC Rating

EPC rating - D

Council Tax

Council Tax band D

Making an offer

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 £50.00 - these 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.

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.

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 - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal -

EE/Vodafone/Three/O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 show 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.

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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.

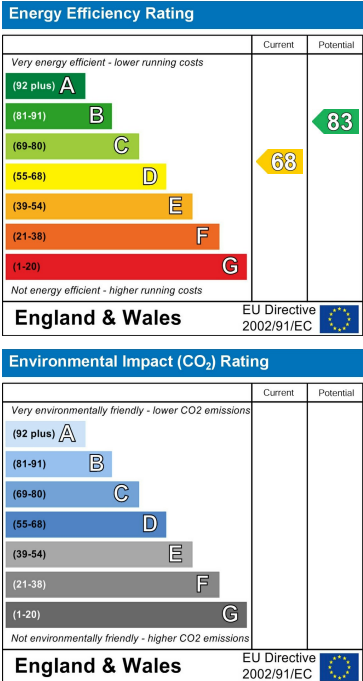
Floor Plan



Area Map



Energy Efficiency Graph



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