

Whitakers

Estate Agents



16 Pinfold Lane, Hull, HU12 9EW

£275,000

Whitakers Estate Agents are pleased to introduce this impressive detached family home, offering generously proportioned and beautifully presented accommodation that has been enhanced to create a superb setting for modern family living.

Upon entry, the resident is greeted by a welcoming hallway which provides access to the principal ground-floor accommodation. The heart of the home is a well-appointed fitted kitchen, complemented by generous reception space that provides distinct areas for both dining and relaxation. A particular feature is the conservatory, which has been thoughtfully utilised to create an additional seating and entertaining area while enjoying an outlook across the rear garden.

The accommodation continues to the first floor, where the landing follows to the well-proportioned bedrooms and a particularly impressive family bathroom, beautifully appointed with contemporary fittings including a freestanding bath and separate shower enclosure.

Externally to the front aspect, a large driveway provides off-street parking for multiple vehicles and access to the attached garage. To the rear, French doors from the conservatory open onto a raised seating area, with steps descending to a generously sized lawned garden. A further seating area is positioned towards the rear, with fencing to the surround.

The accommodation comprises

Front external

Externally to the front aspect, a large driveway provides off-street parking for multiple vehicles and access to the attached garage.

Ground floor

Hallway

Composite double glazed door and feature window, central heating radiator, and laminate flooring. Leading to :

Dining room / bedroom 10'8" x 8'7" (3.26 x 2.64)



UPVC double glazed window, central heating radiator, and laminate flooring.

Open plan lounge / dining room 21'6" x 12'4" maximum (6.56 x 3.78 maximum)

Lounge



UPVC double glazed French doors and side windows, central heating radiator, log burner with slate hearth and oak mantle, and laminate flooring.

Dining area



UPVC double glazed window, central heating radiator, and laminate flooring.

Conservatory 7'11" x 22'5" (2.42 x 6.84)



UPVC double glazed throughout with French doors opening to the rear garden, central heating radiator, worktop, access to the integral garage, and cushion effect laminate flooring.

Kitchen



UPVC double glazed window, and cushion effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, oven with hob and extractor hood above, and integrated dishwasher.

Utility room

Composite double glazed door with side window, central heating radiator, and cushion effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, and plumbing for a washer and a dryer.

Cloakroom

Cushion effect laminate flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 15'4" x 8'11" (4.68 x 2.72)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 11'3" x 9'1" (3.43 x 2.79)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom three 6'9" x 8'9" (2.08 x 2.69)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



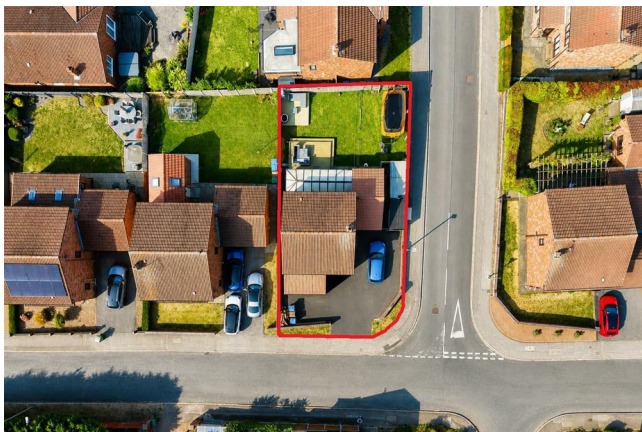
UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a four-piece suite comprising free-standing bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

Rear external



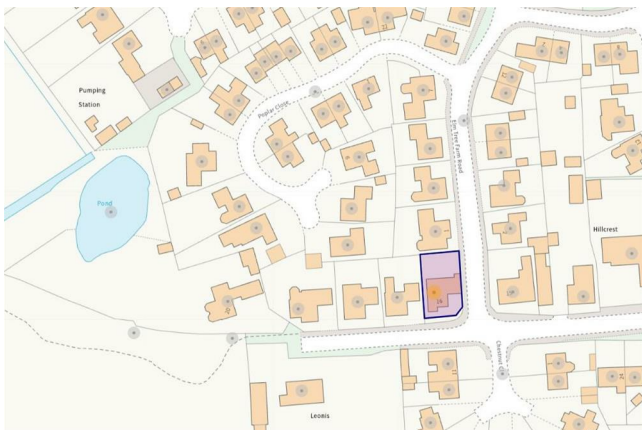
To the rear, French doors from the conservatory open onto a raised seating area, with steps descending to a generously sized lawned garden. A further seating area is positioned towards the rear, with fencing to the surround.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - BUR034116000

Council Tax band - D

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 13 Mbps / Superfast 67 Mbps

/ Ultrafast / 1800 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

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.

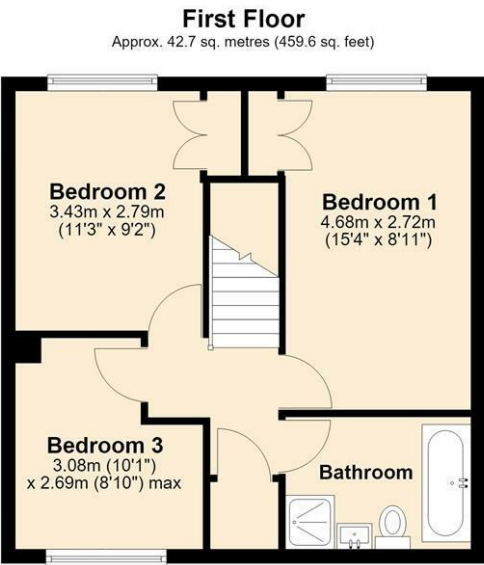
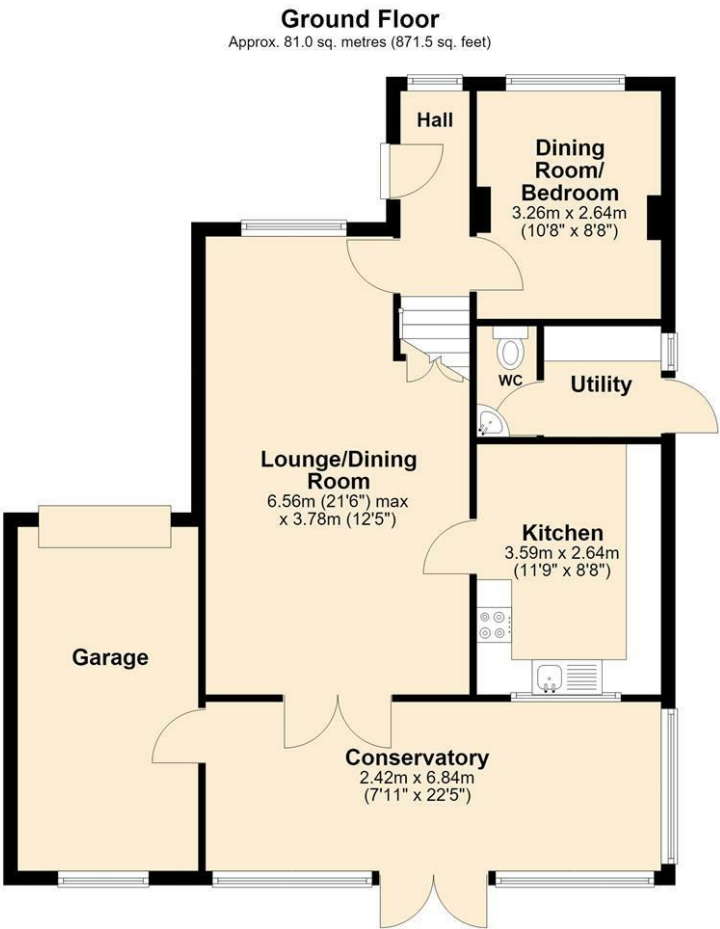
Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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.

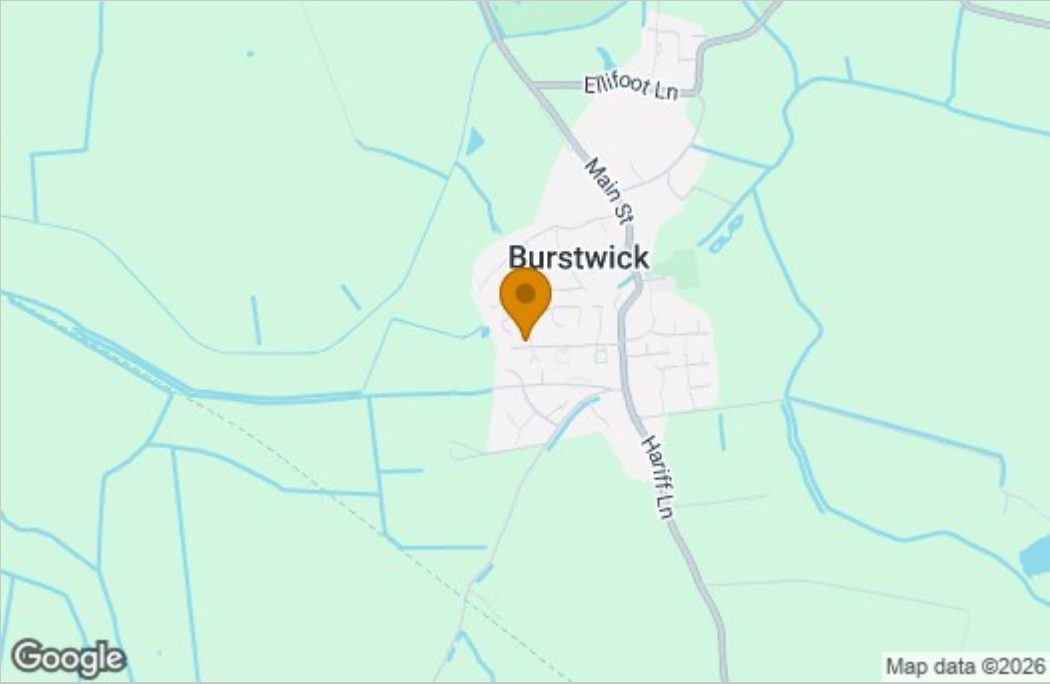
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan

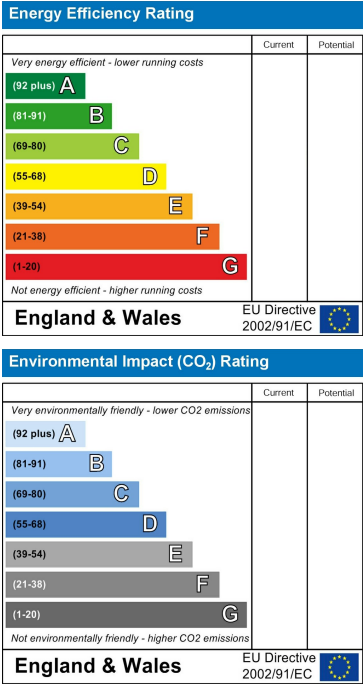


Total area: approx. 123.7 sq. metres (1331.2 sq. feet)

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.