

Whitakers

Estate Agents



1183 Holderness Road

, Hull, HU8 9EA

Price Guide £350,000



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Description

A rare opportunity to acquire this substantial detached home, in a highly regarded location!

Retaining many original features, this detached four bedroom/two bathroom and two reception room, spacious house has an enviable position on Holderness High Road! With driveway, detached garage, and gardens!

Recently maintained as supported living, within a residential capacity, the possibilities are endless!

Chain Free, we encourage early requests for viewings!

Briefly-

Grand entrance hall with curved stairs, stain glass bay balcony window, original wood panelled walls, and to the 1st floor, two spacious reception rooms, huge bedroom with En- suite wet room facilities, Wc, equipped kitchen, utility room and to the 1st floor, a further three bedrooms and the bathroom, spacious landing and a further Wc,!

Entrance

Via a uPVC double glazed door

Hallway

12'0" x 16'5" (3.671 x 5.023)

Wow, with beautiful, solid wood panel walls and sweeping staircase leading to the beautiful stained glass curved bay window, the hall has the grandeur aspect!

Reception One

20'9" x 13'1" (6.337 x 3.990)

Spacious, the reception room has a uPVC double glazed bay window to the front aspect, a uPVC double glazed window to the side aspect and radiator.

Reception Two

15'4" x 12'7" (4.695 x 3.852)

The 2nd reception room has two radiators, a uPVC double glazed bay window and two further uPVC double glazed windows to the side aspects, and uPVC door leading out to the rear garden.

Kitchen

12'6" x 12'8" (3.820 x 3.883)

With a range of base and wall units with contrasting work surfaces, a built-in electric oven with four ring gas hob and extractor, sink/drainage unit with mixer tap and space for an under counter fridge and freezer, a uPVC double glazed window to the side aspect, and radiator.

Rear Porch

With uPVC double glazed door leading out to the rear

Utility Room

6'6" x 5'11" (1.984 x 1.817)

The utility room has plumbing for an automatic washing machine, space for a dryer, a uPVC double glazed window to the rear aspect, and storage cupboard.

Reception Three/Bedroom One

16'6" x 14'6" (5.048 x 4.439)

Spacious, the bedroom has a uPVC double glazed bay window to the rear aspect, window to the side aspect, radiator and wood effect flooring.

En-Suite Wet Room

7'8" x 4'10" (2.345 x 1.488)

The En-suite wet room has an electric shower, wc, pedestal wash hand basin, fully tiled walls and radiator.

Stairs to the 1st floor landing

Beautiful, the curved staircase leads to the landing with stained glass curved uPVC double glazed feature window, two storage cupboards and spacious landing.

Bedroom Two

14'6" x 14'1" (4.428 x 4.300)

The bedroom has a radiator and uPVC double glazed window

Bedroom Two

15'4" x 12'3" (4.684 x 3.741)

Very spacious bedroom with radiator and uPVC double glazed window to the rear and side aspects,

Tel: 01482 790970

Bedroom Four

12'8" x 12'6" (3.864 x 3.831)

The fourth spacious bedroom has a uPVC double glazed bay window to the front aspect, window to the side and rear aspect, two radiators and two storage cupboards.

Bathroom

The bathroom has a white suite comprising of a panel bath with electric shower, a low level wc and pedestal wash hand basin, two uPVC double glazed windows to the side aspect, fully tiled walls and radiator!

Cloakroom/Wc

With low level wc and wash hand basin, uPVC double glazed window.

Gardens

To the front of the house there is a low maintenance garden with ample off-road parking and private side drive which leads to the detached garage, the garden has wrought iron double opening gates for access and low-level brick wall boundaries.

To the rear of the property there is a lawn garden with low level timber fence boundary.

Disclaimer

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out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

PLEASE NOTE- THERE IS A PROTECTED, LISTED TIMBER BUILT POLICE HUT SITUATED ON THE GROUNDS.

Agents Notes

Services, fittings and equipment referred to in these sale 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.

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.

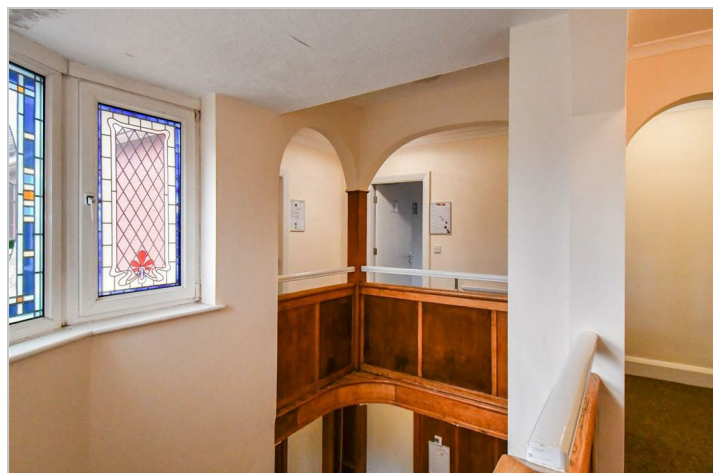
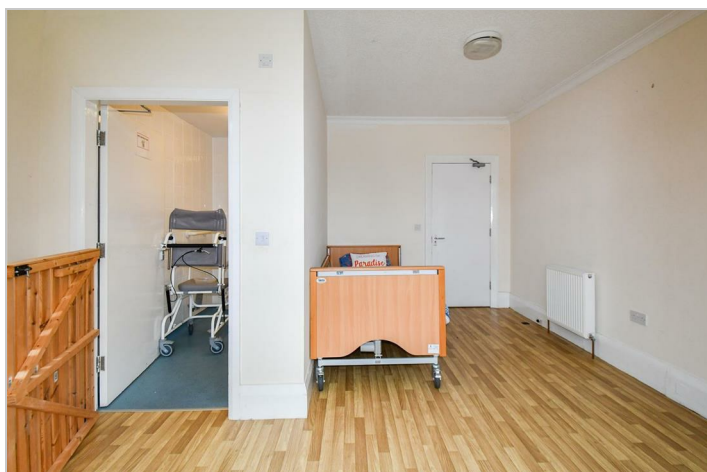
Council Tax Band

Band D

The local authority is Hull City Council

Tenure

Freehold



Road Map



Hybrid Map



Terrain Map



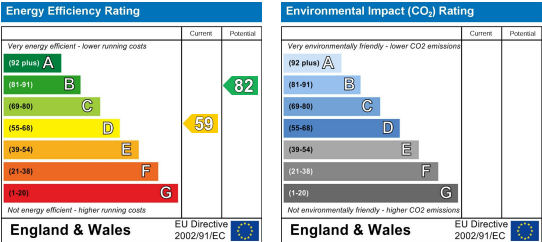
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

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.