

# Whitakers

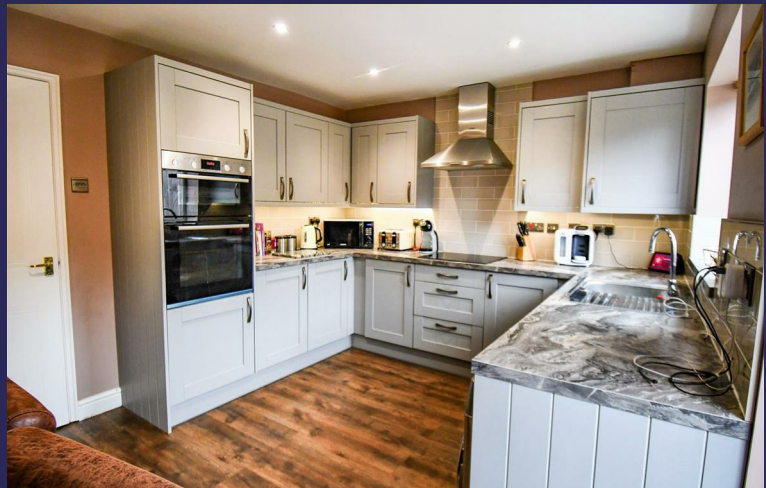
Estate Agents



## 14 Maldon Drive

Victoria Dock, Hull, HU9 1QA

Offers Over £215,000

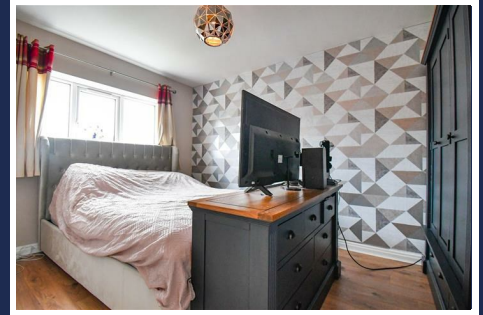




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## Description

Wow! Prepare to be amazed, this gorgeous three bed semi-detached house has been vastly improved by the current owners to offer 'move in' condition!

Newly fitted modern kitchen/dining with appliances, modern bathroom, new décor, floorings, and summerhouse/bar, perfect for entertaining!

With ample off road parking, this house is ideally suited to the growing family, within walking distance to very sought after schools, the ever popular nightlife of the Marina and Humber St and the City centre!

There really is nothing to do, but 'move in'!

We encourage early viewings to appreciate this standard of the improvements!

The property has planning permission for a double storey extension

## Entrance Hall

With staircase off and window to the side aspect.

## Lounge

15'3" x 11'10" (4.66 x 3.63)

Window to the front aspect, laminate flooring, a radiator and useful under stairs storage cupboard.

## Dining Kitchen

15'1" x 11'2" (4.61 x 3.41)

Newly fitted modern kitchen with a range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset modern sink unit with mixer tap and brick effect tile splashbacks, a window to the rear aspect, plumbing for an automatic washing machine and integrated appliances include double electric oven, four ring induction hob and over head extractor canopy. Laminate flooring and there are French doors giving access to the rear garden.

## Stairs to the 1st floor landing

With uPVC double glazed window and the loft access.

## Bedroom One

13'8" x 9'0" (4.17 x 2.75)

Window to the front aspect, a radiator, and wood effect flooring.

## Bedroom Two

12'8" x 8'8" (3.87 x 2.66)

Window to the rear aspect and a radiator.

## Bedroom Three

9'1" x 6'5" (2.77 x 1.97)

Window to the rear aspect and a radiator.

## Bathroom

7'0" x 6'2" (2.15 x 1.88)

Recently upgraded, modern white suite to comprise a panelled shower bath with black mixer tap, thermostatic shower, a vanity wash hand basin with black mixer tap and a low level WC, partial brick effect tiled walls and heated towel radiator, wood effect flooring, a uPVC double glazed window.

## Gardens

To the front of the property is an open plan garden laid to lawn and access to the side drive which accommodates ample off road parking.

To the rear of the house there is landscaped garden with low maintenance astro lawn with recently added spacious Summerhouse, perfect for the evenings, or as an office, with electrics, lighting.

## Summerhouse

Newly added to the garden, the summerhouse is

equipped with power and lighting, great for evenings or entertaining, timber frame construction and double opening French doors.

#### Side Driveway

Providing ample off street parking amenities.

#### 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.

#### Disclaimer

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good

faith, are set out as a general guide only and 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.

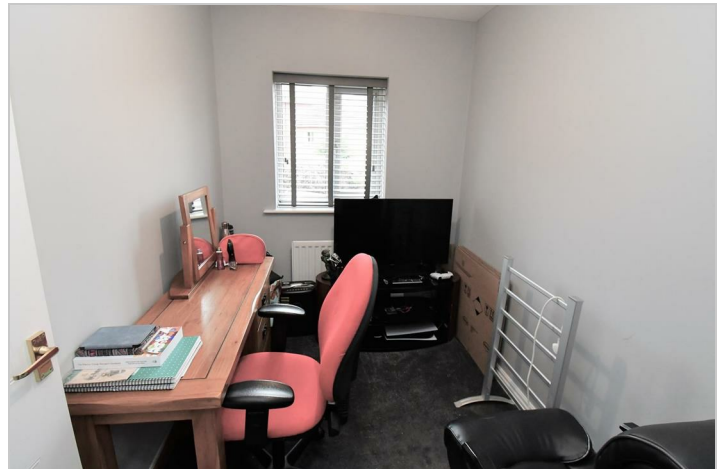
#### Council Tax Band

Band C

The local authority is Hull city council

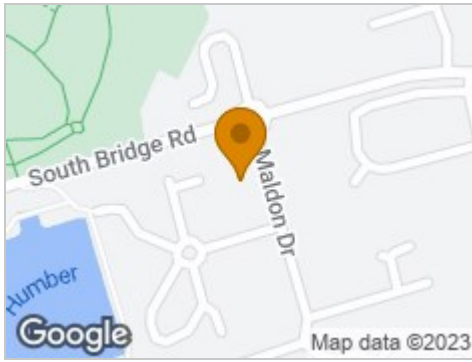
#### Tenure

Freehold





## Road Map



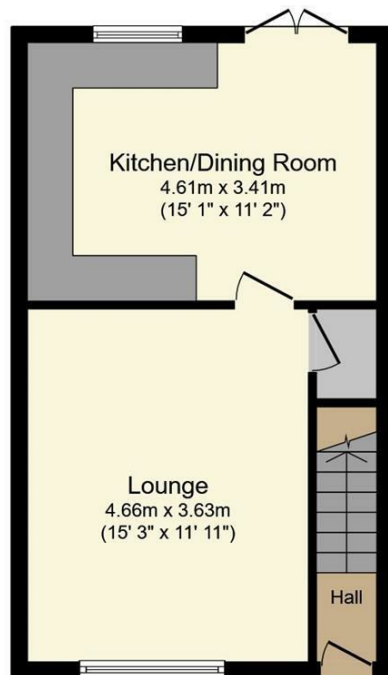
## Hybrid Map



## Terrain Map

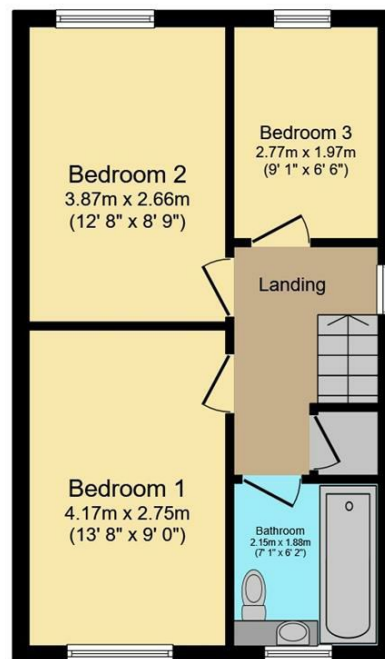


## Floor Plan



### Ground Floor

Floor area 37.7 sq.m. (405 sq.ft.) approx



### First Floor

Floor area 37.7 sq.m. (405 sq.ft.) approx

Total floor area 75.3 sq.m. (811 sq.ft.) approx

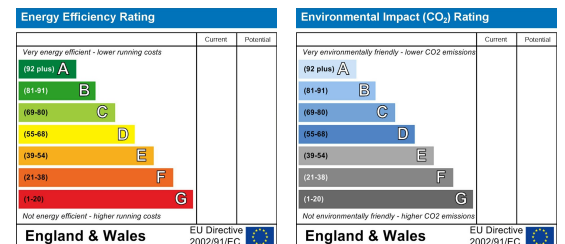
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## 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



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