

# Whitakers

Estate Agents



## 79 Kingston Road, Hull, HU10 6AH

**£385,000**

Whitakers Estate Agents are pleased to introduce this immaculately presented three bedroom detached family home which has been greatly extended and enhanced from its original design.

Externally to the front aspect, the low maintenance front garden enjoys a high degree of privacy afforded by its boundary hedging; there are slate chipping sections with decorative planting.

Upon entering the property, the resident is greeted by a welcoming entrance hall that leads to an open plan kitchen / dining room with utility room, lobby and shower room off, a bay fronted lounge, and spacious garden room.

A fixed staircase ascends to the first floor, which boasts a fitted master bedroom, two good bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the sitting room open to a raised wooden decking area that overlooks a partly lawned garden with gravelled sections.

Double-width gates in the boundary fencing towards the end of the plot allow off-street parking, giving a new owner further peace of mind their vehicles are safely secured.

The residence also benefits from having a detached garage that has lighting and power.

## Location

Kingston Road is a sought after residential location established towards the West of Hull, and is well-connected by an array of transport links and motorways that provide multiple routes to the city center and surrounding villages.

The property is within close proximity to the Willerby Square which hosts an array of local businesses, but is also serviced by nearby retail parks.

A scenic walk over the 'Waterworks Wander' will take people native to the area towards the Haltemprice Leisure center and playpark via its accompanying playing fields.

The residence also falls within the catchment of Ofsted rated 'Good' schools, most notably the Willerby Carr Lane Primary School which many of its pupils graduate to the Wolfreton School with connecting Sixth Form College.

The accommodation comprises

Front external



Externally to the front aspect, the low maintenance front garden enjoys a high degree of privacy afforded by its boundary hedging; there are slate chipping sections with decorative planting, and a gravelled path extends down the side of the building to the back of the plot.

Ground floor

## Hallway



UPVC double glazed door, stained glass window, central heating radiator, and flooring. Leading to :

Open plan kitchen / dining room 10'11" x 20'2" (3.35 x 6.17 )

Kitchen



Wooden double glazed window, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and integrated oven with hob and hood above.

Dining room



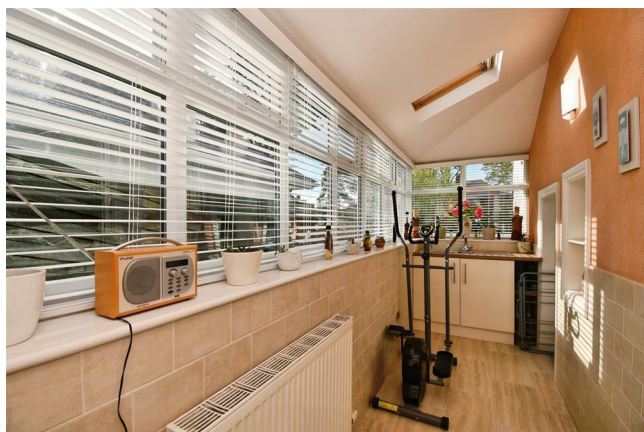
UPVC double glazed window, central heating radiator, and laminate flooring.

Lounge 14'2" x 10'9" (4.33 x 3.29 )



UPVC double glazed bay window, central heating radiator, log burner with tiled inset and hearth, and laminate flooring.

Utility room 13'0" x 3'11" (3.98 x 1.21 )



UPVC double glazed windows, two roof style windows, central heating radiator, under stairs storage cupboard, and laminate flooring.

#### Lobby

UPVC double glazed window, laminate flooring, and fitted with an eye level unit, worktop with splashback tiles above, and plumbing for a washing machine.

Shower room



UPVC double glazed windows central heating radiator, partly tiled to splashback areas with Lino flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Garden room 12'2" x 18'7" (3.72 x 5.68 )



UPVC double glazed French doors and windows, two central heating radiators, wall mounted electric fire, and carpeted flooring.

#### First floor

##### Landing

With access to the loft hatch, UPVC double glazed window, fitted storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'10" x 10'10" (3.63 x 3.32 )



UPVC double glazed window, central heating radiator, feature fireplace, fitted wardrobes, and laminate flooring.

Bedroom two 11'3" x 9'7" (3.44 x 2.93 )



Two UPVC double glazed windows, central heating radiator, feature fireplace, and laminate flooring.

Bedroom three 6'9" x 9'1" (2.07 x 2.77 )



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

Bathroom



UPVC double glazed window, central heating radiator partly tiled to splashback areas with lino flooring, and furnished with a four-piece suite comprising bath with mixer tap, walk-in enclosure with mixer and waterfall shower, vanity sink with dual taps, and low flush W.C.

Rear external



French doors in the sitting room open to a raised wooden decking area that overlooks a partly lawned garden with gravelled sections, There is also electric gates which allow access to the resin based parking area.

Off-street parking



Double-width gates in the boundary fencing

towards the end of the plot allow off-street parking, giving a new owner further peace of mind their vehicles are safely secured.

### Garaging



The residence also benefits from having a detached garage that has lighting and power.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB204079000

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 20 Mbps / Ultrafast 10000 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.

### Agents Notes

Services, fittings & 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.

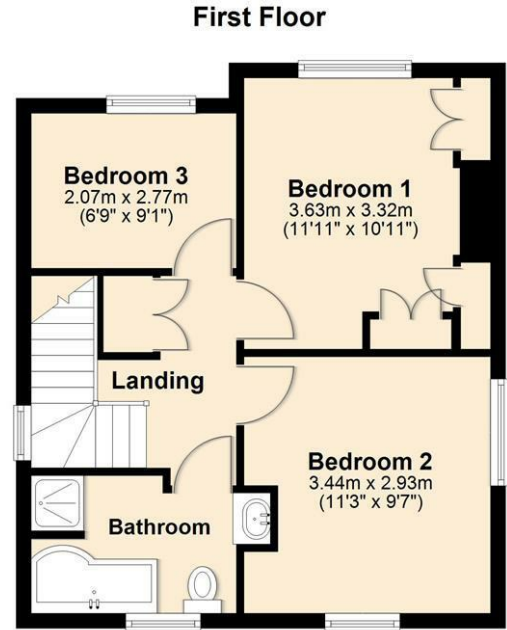
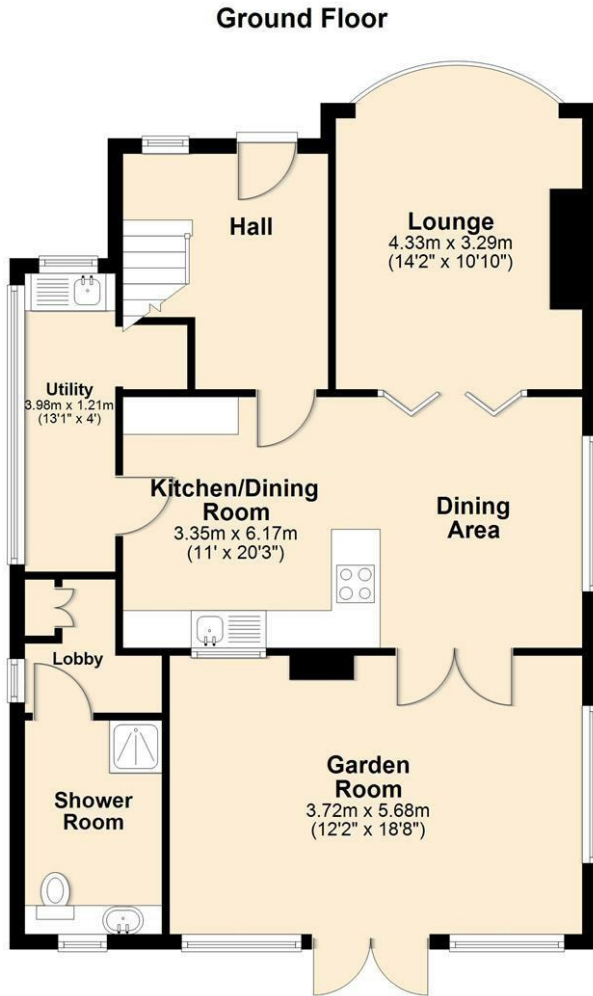
### Free Market Appraisals / Valuations

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.

### Whitakers Estate Agent Declaration

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# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.