Whitakers
Estate Agents

27 Braids Walk, Hull, HU10 7PB

£420,000

No Onward Chain!

This immaculate four bedroom detached property is offered to the market with no onward chain, situated on an enviable corner plot with wrap around gardens to three sides on this sought after road in the heart of Kirk Ella.
With roughly 80% of the living space on one level, this unique property is ideal for those looking to be one one level but do not want to compromise on living space.

This versatile property briefly comprises; entrance porch, spacious entrance hall, 20' fitted breakfast kitchen with some appliances, dining area with large picture window, spacious 17' lounge again with large picture windows that let the natural light flood the room, two double bedrooms (both are fitted) together with ground floor W.C and the well appointed family bathroom suite.
The first floor boasts a large 20' master suite with fitted wardrobes and En suite facilities, Bedroom three is also fitted with wardrobes and has access to the modern shower room.

The property boasts wrap around gardens to three sides, with the front mainly laid to lawn with driveway leading to the garage, the rear garden is enclosed to the boundary and low maintenance by design.

Early viewings are advised.

The Accommodation Comprises

Porch
Upvc double glazed door and tiled stone flooring. Opening to:

Entrance Hall

Upvc double glazed door and cushion flooring. Leading to:

W.C.

Upvc double glazed window, central heating radiator and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

Bedroom Two 12'7" x 9'8" (3.86m x 2.97m)

Upvc double glazed bay window to the front elevation, central heating radiator / duel fuel central heating radiators, fitted wardrobes.

Downstairs Bathroom 8'5" x 6'5" (2.59m x 1.98m)

Upvc double glazed window to the side elevation, central heating radiator, partly tiled to splashback areas, two storage cupboards and fitted with a three piece suite comprising panelled bath with mixer taps and shower, vanity sink with mixer taps and low flush W.C.

Bedroom Four 9'8" x 7'6" (2.97m x 2.29m)

Upvc double glazed window to the rear elevation, central heating radiator, fitted wardrobes.

Dining Room 11'3" x 9'8" (3.45m x 2.97m)

Full sized Upvc double glazed picture window to the front elevation and central heating radiator.

Lounge 17'8" x 15'8" (5.41m x 4.78m)

Two Upvc double glazed windows, two central heating radiators and contemporary wall mounted fire.

Kitchen / Diner 20'11" x 12'0" (6.38m x 3.66m)

Upvc double glazed door leading to the rear external with side window, two Upvc double glazed windows, central heating radiator, tiled flooring and fitted with a range of white floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, breakfast bar and a host of integrated appliances including double oven and microwave, hob with extractor hood above, two fridges, washer / dryer and American fridge-freezer.

First Floor

Landing
Leading to:

Bedroom One 20'6" x 8'2" (6.25m x 2.51m)

Two Upvc double glazed windows to the rear elevation, central heating radiator and fitted wardrobes.

En-Suite 6'7" x 5'2" (2.03m x 1.60m)

Upvc double glazed window to the rear elevation, central heating radiator, partly tiled to splashback areas, storage in the eaves, cushion flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer taps and low flush W.C.

Bedroom Three 12'0" x 8'7" (3.66m x 2.64m)

Two Upvc double glazed windows to the front elevation, central heating radiator an fitted wardrobe.

Upstairs Bathroom 9'8" x 6'5" (2.95 x 1.98m)

Roof window to the front elevation, central heating radiator, partly tiled to splashback areas, fitted storage cupboard, cushion flooring and fitted with a three piece suite comprising walk in enclosure with waterfall mixer shower, vanity sink with mixer tap and low flush W.C.

External

Externally to the front of the property there is a garden mainly laid to lawn with driveway leading down to the garage, the rear garden is enclosed to the boundary and low maintenance in design.

Tenure
the property is held under Freehold tenureship.

Council Tax Band
Council Tax band - E

EPC Rating
EPC rating - C

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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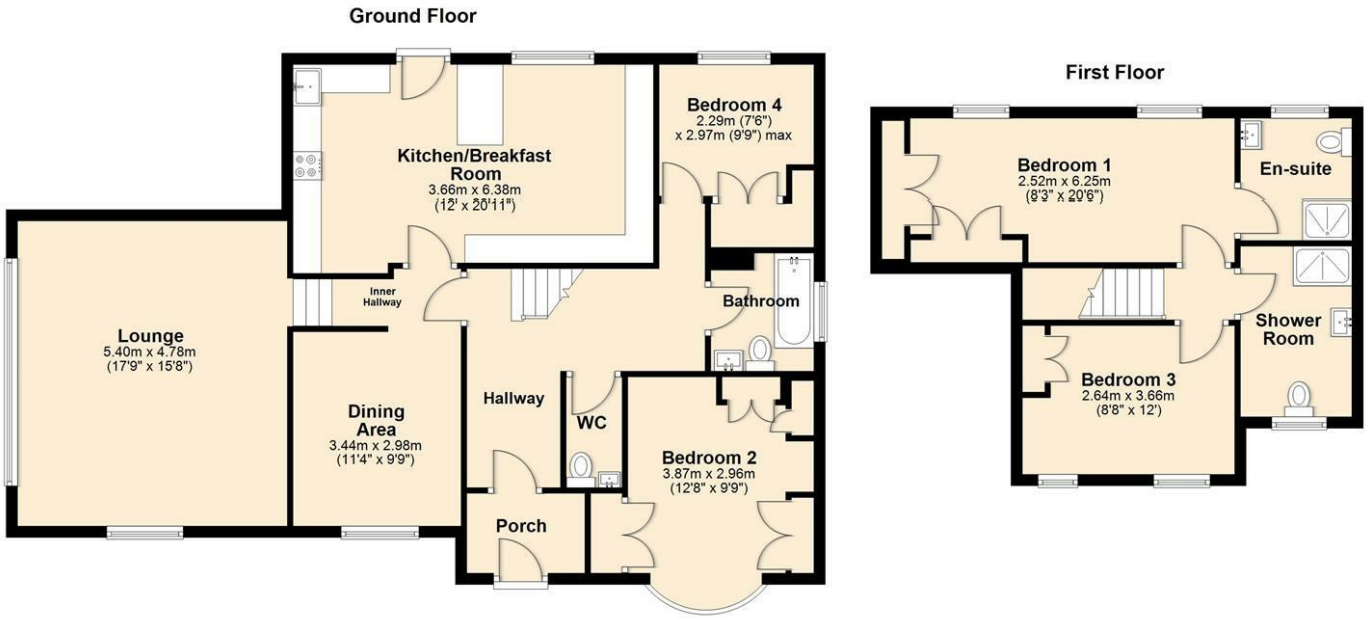
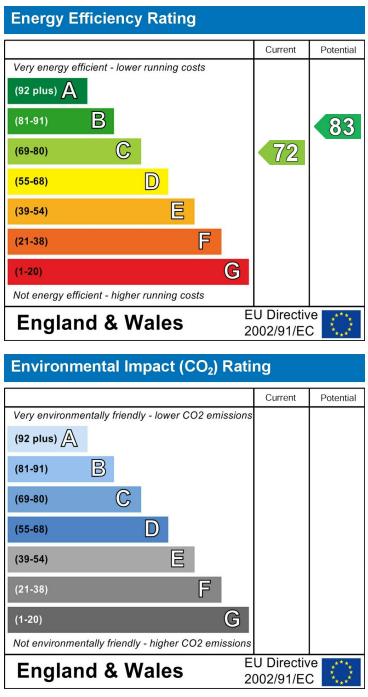
Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 9 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Floor Plan



Area Map

Energy Efficiency Graph



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