Whitakers
Estate Agents









28 Huntley Drive, Hull, HU5 4DR

£215,000

Situated on Huntley Drive, just off Chanterlands Avenue, this traditional three-bedroom semi-detached property offers spacious accommodation, character features and a generous rear garden, together with the added benefit of off-street parking for multiple vehicles.

The property is approached via a lawned front garden enclosed by brick walling, with a pathway leading to a stained glass entrance door. Internally, the entrance hall provides access to a bay-fronted lounge featuring a cast iron fireplace, while the dining room offers a further reception space with its own feature fireplace. The fitted kitchen completes the ground floor accommodation, providing a range of storage units and access to the rear garden.

To the first floor, there are three bedrooms, two of which are comfortably sized doubles, together with a family bathroom furnished with a four-piece suite incorporating both a panelled bath and a separate shower enclosure.

Externally, the rear garden is mainly laid to lawn with decorative planting, a pathway and a patio seating area. Beyond the garden, a gravelled section provides off-street parking for multiple vehicles, accessed via the vehicle-accessible ten-foot.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden enclosed by brick walling, and a pathway leading to a stained glass feature door that opens into the property. To the side, there is access to a vehicle-accessible ten-foot.

Ground floor

Entrance hall
Wooden stained glass door with side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 14'4" x 11'2" maximum (4.37 x 3.42 maximum)



UPVC double glazed bay window, central heating radiator, cast iron fireplace with stone surround, and carpeted flooring.

Dining room 11'10" x 17'1" maximum (3.61 x 5.22 maximum)



UPVC double glazed window, central heating radiator, cast iron fireplace with slate hearth, and laminate flooring.

Kitchen 9'5" x 9'3" (2.89 x 2.82)



Wooden glazed rear door, two UPVC double glazed windows, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splash back tiles above, sink with mixer tap, plumbing for a washer / dryer, and provision for a gas cooker.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 14'4" x 11'5" maximum (4.38 x 3.48 maximum)



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

Bedroom two 11'9" x 11'2" (3.60 x 3.42)



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

Bedroom three 8'5" x 5'4" (2.58 x 1.64)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled walls with tiled flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower, vanity wash basin with mixer tap, and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with decorative planting and enclosed by a combination of wooden fencing and boundary hedging. A pathway leads to the end of the garden, where there is a patio seating area and a gravelled section beyond the fence that accommodates off-street parking for multiple vehicles.

Off-street parking



Beyond the rear garden, there is a gravelled section belonging to the property which accommodates off-street parking for multiple vehicles.

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 - Kingston Upon Hull
Local authority reference number - 00070162002803
Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / O2
Broadband - Basic 6 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 Declaration

We 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.

The agents 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.

Free Market Appraisals / Valuations

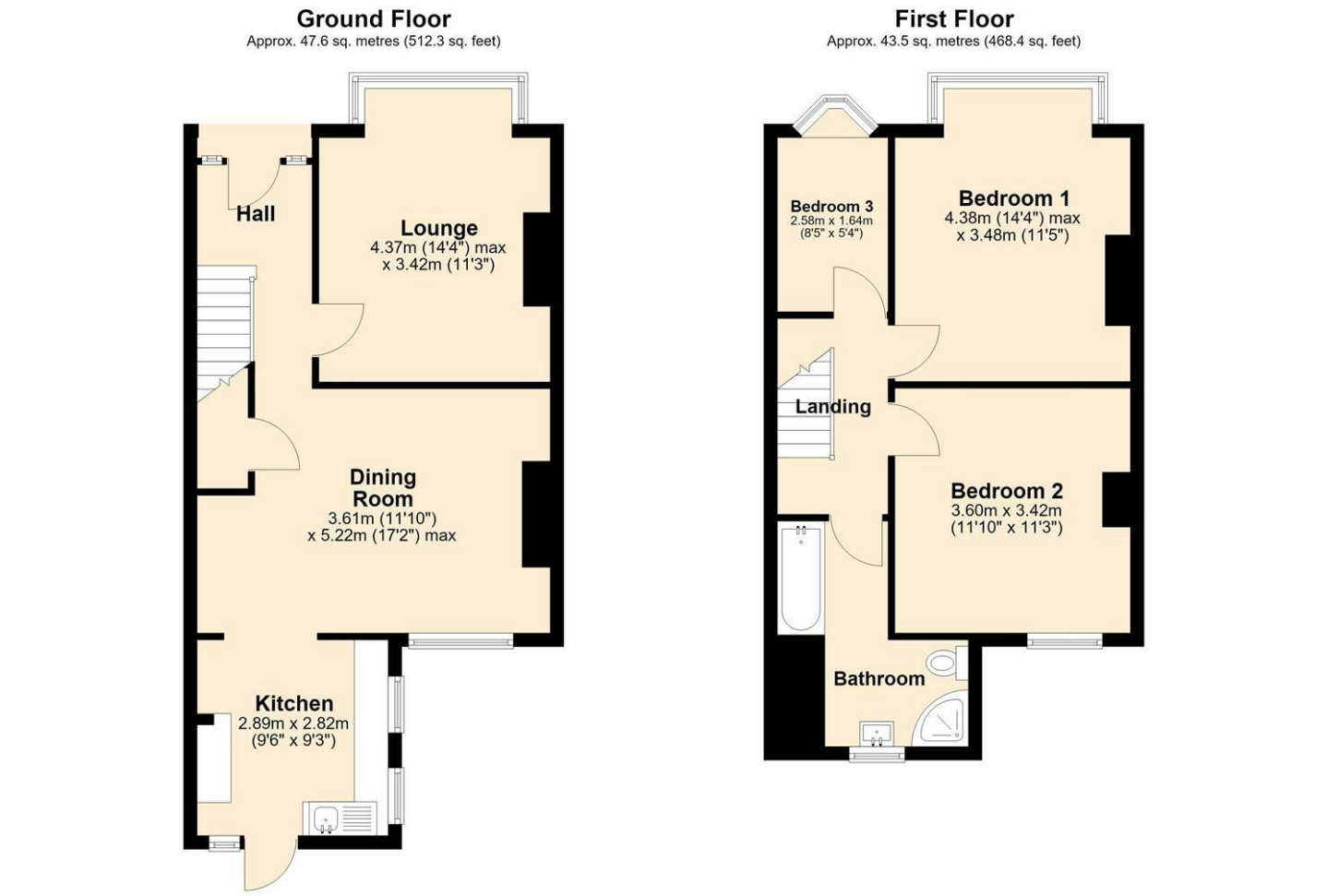
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

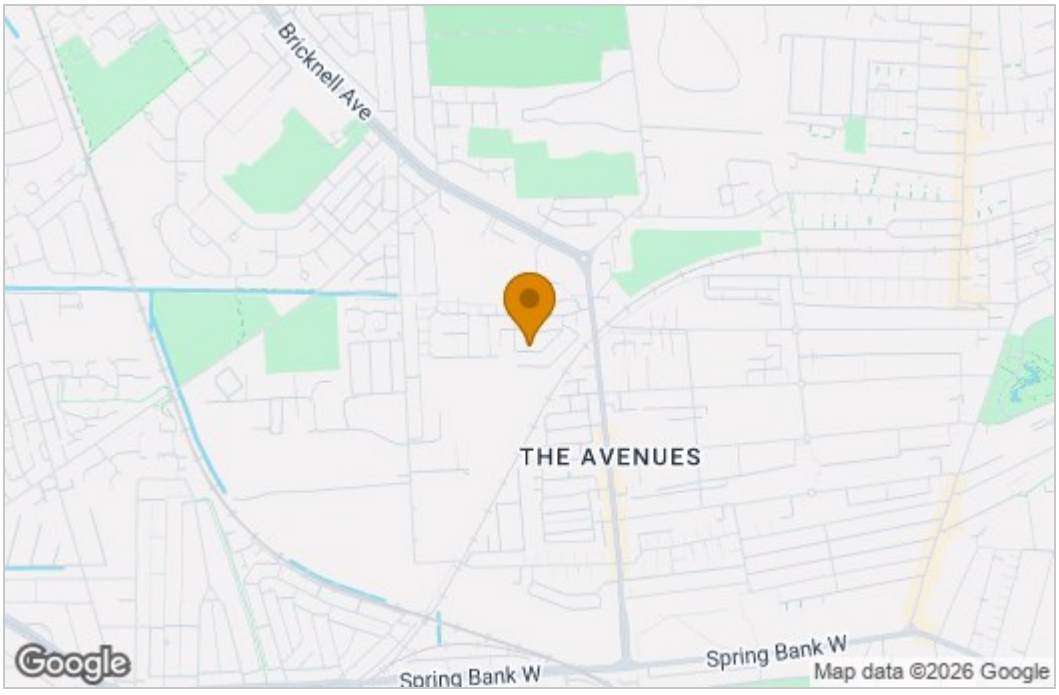
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

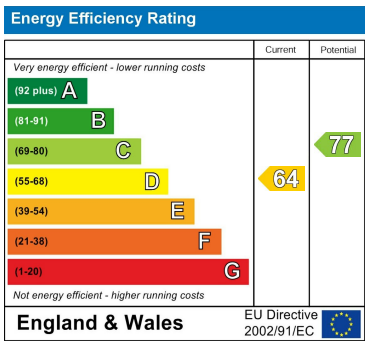


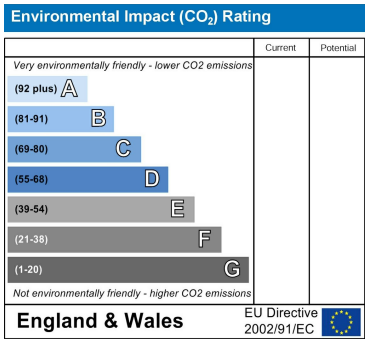
Total area: approx. 91.1 sq. metres (980.7 sq. feet)

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.

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