



## 16 Hudson Avenue, Hull, HU10 7FW

**Offers Over £320,000**

This immaculate four bed detached family home is situated in a much sought after residential location in Anlaby. Offered as show house condition, ready to move into and enjoy, and still benefiting from approximately 8 years NHBC warranty, meaning it gives any new buyer the piece of mind that their new home is covered.

As soon as you walk inside the property it feels like home, briefly comprising - spacious entrance hall, lounge, 25' contemporary fitted kitchen / diner with French doors that open out to the garden together with useful W.C. The first floor boasts four good bedrooms (master fitted and En Suite) along with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden mainly laid to lawn with block paved driveway to accommodate off street parking leading to the integral garage.

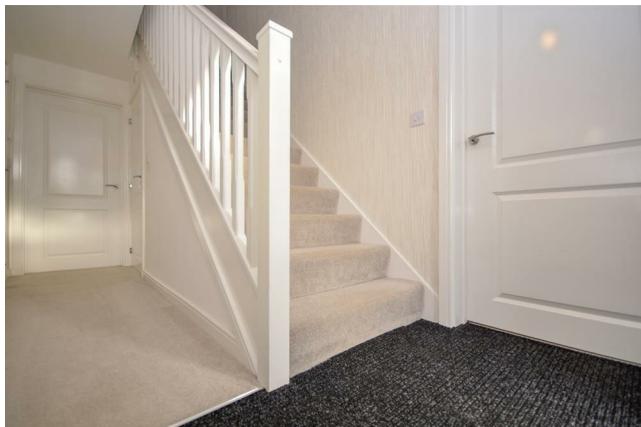
This modern completed development was built by reputable builders Bellway Homes and the property is a fine example of the renowned 'Ilkley' style. It is situated in a great location enjoying easy access to Anlaby with its wide range of shops and amenities, and enjoying good local schools making this an ideal choice for the growing family.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



UPVC double glazed door with side windows, central heating radiator, access to the integral garage and leading to:

#### W.C.

Central heating radiator, tiled flooring and fitted with a two piece suite comprising pedestal sink with mixer tap and low flush W.C.

#### Lounge 14'7" x 9'10" (4.45m x 3.01m )



UPVC double glazed window to the front elevation and central heating radiator.

#### Kitchen / Diner 25'10" x 10'0" (7.89m x 3.06m )



UPVC double glazed French doors leading to the rear external, three UPVC double glazed windows, central heating radiator, tiled flooring and fitted with a range of grey floor and eye level units, contemporary worktops with splashback tiles above, hob with extractor hood above and fitted with a range of integrated appliances including a double oven, dishwasher, washing machine and fridge-freezer.

### First Floor

#### Landing

Central heating radiator, airing cupboard and access to the loft hatch. Leading to:

#### Bedroom One 15'7" x 11'6" (4.75m x 3.52m )



UPVC double glazed window to the front elevation and central heating radiator.

### En-Suite 6'10" x 5'4" (2.10m x 1.65m )



Central heating radiator, half tiled walls, tiled flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

### Bedroom Two 12'3" x 9'11" (3.73m x 3.02m)



Two UPVC double glazed windows to the front elevation, central heating radiator and built in storage cupboard.

### Bedroom Three 12'5" x 9'8" (3.79m x 2.97m )



UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four 10'0" x 8'3" (3.06m x 2.52m )



UPVC double glazed window to the rear elevation and central heating radiator.

### Bathroom 7'0" x 6'2" (2.14m x 1.90m )



UPVC double glazed window to the rear elevation, central heating radiator, mostly tiled walls with tiled flooring and fitted with a three piece suite comprising panelled bath with dual taps and mixer shower, wash basin with mixer tap and low flush W.C.

### External



Externally to the front of the property is a low maintenance garden mainly laid to lawn with block paved driveway to accommodate off street parking leading to the integral garage. A side path leads to a gate in the fencing that encompasses the rear garden which is laid to lawn with a patio seating area.

### Tenure

The property is held under Freehold tenureship.

Council Tax Band  
Council Tax band - E  
Local Authority - East Riding Of Yorkshire

EPC Rating  
EPC rating - B

#### 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.

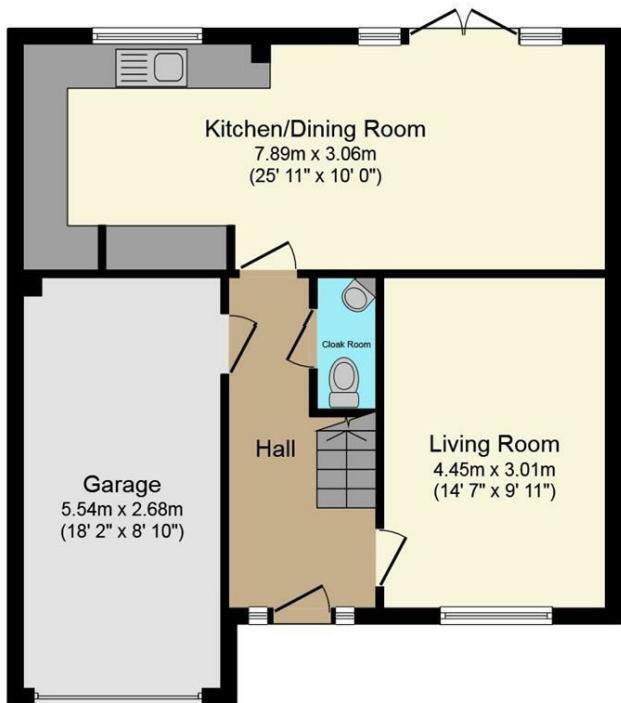
#### Free Market Appraisals / Valuations

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.

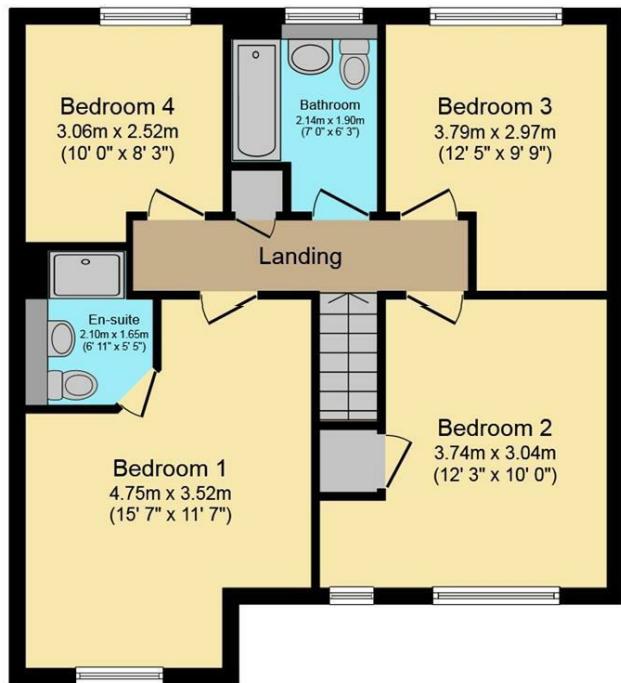
#### Whitakers Estate Agent Declaration

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 & 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.

## Floor Plan



**Ground Floor**

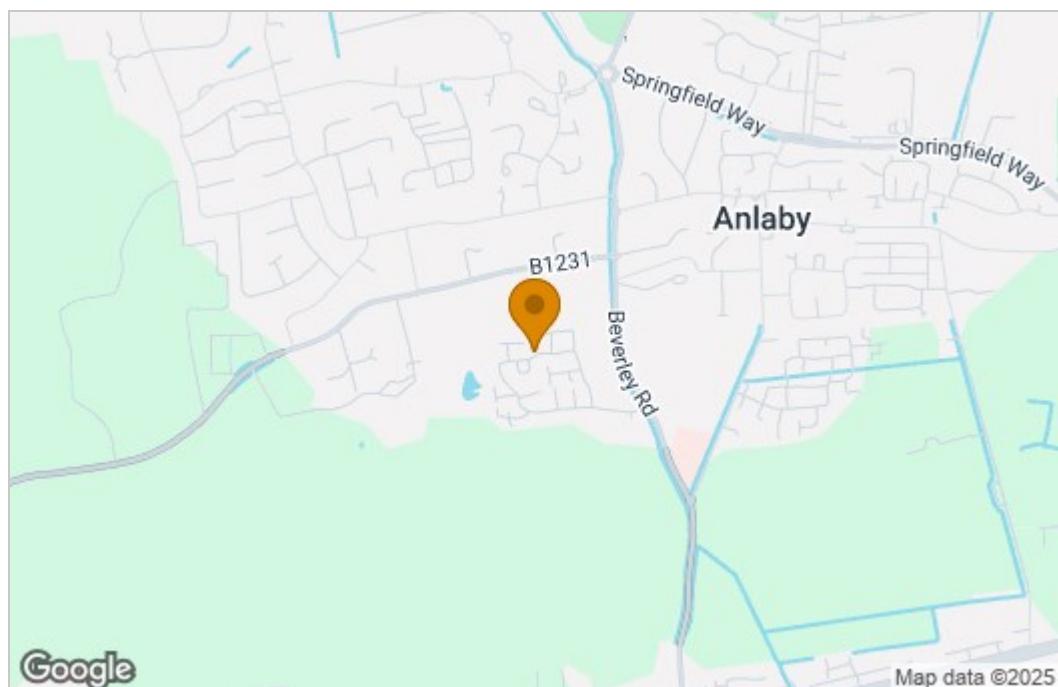


**First Floor**

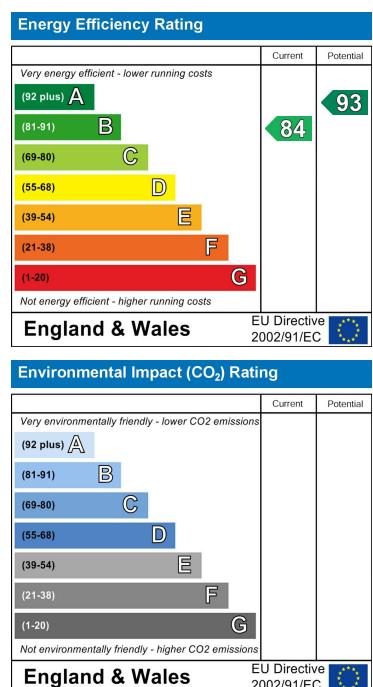
Total floor area 125.9 m<sup>2</sup> (1,355 sq.ft.) approx

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

## 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.