Whitakers
Estate Agents









7 North Street, Hull, HU10 7DD

£310,000

This beautifully extended and thoughtfully reconfigured three/four-bedroom semi-detached home offers over 1,300 sq. ft. of versatile living space, making it an ideal choice for the growing family seeking generous accommodation, excellent local schools and a wealth of nearby amenities.

The accommodation briefly comprises an inviting entrance hall, a cloak/store cupboard with a hidden door leading through to a versatile gym/fourth bedroom, a home office opening into a useful utility room with W.C., a superb 19ft lounge, and an impressive open-plan fitted kitchen/dining room featuring a central island and a large roof window, flooding the room with natural light and creating a fantastic space for both everyday family life and entertaining.

To the first floor are three generous double bedrooms, including an excellent 15ft principal bedroom complete with a dressing area and an extensive range of fitted wardrobes. Bedroom two also benefits from fitted wardrobes, while a stylish and well-presented family bathroom completes the accommodation.

Externally, the property enjoys an elevated position with a low-maintenance frontage providing ample off-street parking and access to the integral garage. The enclosed rear garden has been designed for ease of maintenance, featuring a paved seating area ideal for outdoor dining, with the remainder laid to artificial lawn.

The Accommodation Comprises

Ground Floor

Entrance
With a double glazed entrance door

Hallway
With tiled flooring and central heating radiator. Door leading to the garage.

Lounge 19'6 x 11'11 narrows to 9'11 (5.94m x 3.63m narrows to 3.02m)



Full width room with media wall, central heating radiator and open plan to the Kitchen / Diner.

Kitchen / Diner 17'1 x 10'4 (5.21m x 3.15m)





With a range of floor and eye level units and complimentary work surfaces above, Island with seating and storage, Double Oven / Hob, Sink with mixer tap. Roof window and French doors leading to the garden. 2 x Upvc double glazed and central heating radiator.

Gym / Bed 4 11'8 x 7'6 (3.56m x 2.29m)
With laminate flooring and Upvc double glazed window

Cloak Room 5'4 x 5'4 (1.63m x 1.63m)



With a tiled floor and built in storage which also serves as a hidden door leading to the the Gym / bed 4

Office 8'0 x 7'4 (2.44m x 2.24m)
With built in storage, Upvc double glazed window and door leading to the Utility Room

Utility Room 7'4 x 5'8 (2.24m x 1.73m)
With floor and eye level units and work surfaces above. Sink with mixer tap and plumbed for a Washing machine.

First Floor

Landing
Loft hatch and access to the rooms.

Bedroom One 15'0 x 21'7 max narrows to 6'4 (4.57m x 6.58m max narrows to 1.93m)







Upvc double glazed window and French doors, a range of fitted wardrobes and dressing area. Vertical central heating radiator.

Bedroom Two 12'0 x 9'10 (3.66m x 3.00m)



Fitted wardrobes and central heating radiator. Upvc double glazed window.

Bedroom Three 11'11 x 9'4 (3.63m x 2.84m)



Central heating radiator and Upvc double glazed window.

Bathroom 9'3 x 5'9 (2.82m x 1.75m)



With a panelled bath, vanity sink, low flush toilet and tiled walls and floor. Two Upvc double glazed windows.

External





Low maintenance front garden designed for off street parking leading to the garage / store. The rear garden is also low maintenance by design with a paved seating area and artificial lawn.

Tenure
Freehold

Council Tax
Local Authority: East Riding Of Yorkshire
Council Tax Band: 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.

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.

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

Whitakers Estate Agent Declaration
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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.

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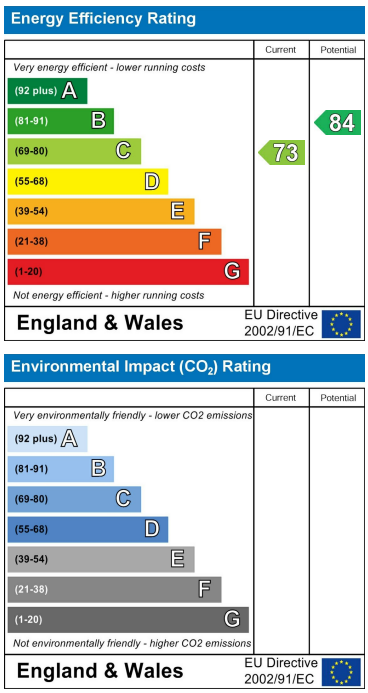
Floor Plan



Area Map



Energy Efficiency Graph



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