

# Whitakers

Estate Agents



## 2 Yewtree Drive, Hull, HU5 5YH

**£315,000**

Whitakers Estate Agents are pleased to introduce this much extended detached property which would make a great home for a growing family who require ample living space throughout.

Externally to the front aspect, there is a paved driveway with boundary hedging to the surround that accommodates further off-street parking leads to the detached garage, and the back of the plot.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to an open plan lounge / dining room, bow fronted sitting room, utility room that incorporates a cloakroom, and fitted breakfast kitchen.

A fixed staircase ascends to the large first floor landing, and follows to a master bedroom with walk-in wardrobe, a fitted second bedroom, a good third bedroom, and a bathroom furnished with a four-piece suite.

French doors in the living dining kitchen open onto a patio seating area overlooking the enclosed rear garden - partly laid to lawn with a gravelled section, and raised plated area.

The accommodation comprises

#### Front external

Externally to the front aspect, there is a paved driveway with boundary hedging to the surround that accommodates further off-street parking leads to the detached garage, and the back of the plot.

#### Ground floor

##### Hall

Composite entrance door, central heating radiator, fitted drawers, and carpeted flooring. Leading to :

##### Open plan lounge / dining room

Lounge 16'1" x 11'2" (4.92 x 3.42 )



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

Dining room 10'5" x 7'8" (3.20 x 2.34 )



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

Sitting room 10'3" x 11'1" (3.13 x 3.38 )



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

##### Utility room

Central heating radiator, laminate flooring, and fitted with eye level units, worktop with splashback tiles above, and plumbing for a washer and a dryer.

##### Cloakroom

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Kitchen / breakfast room 9'10" x 18'7" (3.02 x 5.68 )

##### Kitchen



UPVC double glazed window, laminate flooring, and fitted with a range of floor and eye level units, worktop with breakfast bar and splash back tiles above, sink with mixer tap, integrated oven / microwave, and hob with extractor hood above.

## Breakfast area



UPVC double glazed French doors, central heating radiator, under stairs storage cupboard, and laminate flooring.

## First floor

### Landing



With access to the loft hatch, UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

### Bedroom one 13'5" x 8'7" (4.09 x 2.64 )



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

### Bedroom two 9'9" x 11'1" (2.98 x 3.38 )



UPVC double glazed window, central heating radiator, and laminate flooring. Also with walk-in wardrobe with lighting.

### Bedroom three 10'11" x 11'1" maximum (3.35 x 3.40 maximum )



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

### Bedroom four 8'5" x 6'4" (2.58 x 1.95 )



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

## Bathroom



UPVC double glazed window, central heating

radiator, fully tiled, and furnished with a four-piece suite comprising bath with mixer tap, walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

#### Rear external



French doors in the living dining kitchen open onto a patio seating area overlooking the enclosed rear garden - partly laid to lawn with a gravelled section, and raised plated area. The residence also benefits from having a detached wooden storage shed, outside tap and power socket.

#### Garage

Detached garage with connection to lighting / power, and accessed via an up-and-over door and personal side door.

#### 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 - ANL308002000

Council Tax band - D

#### EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 3 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.

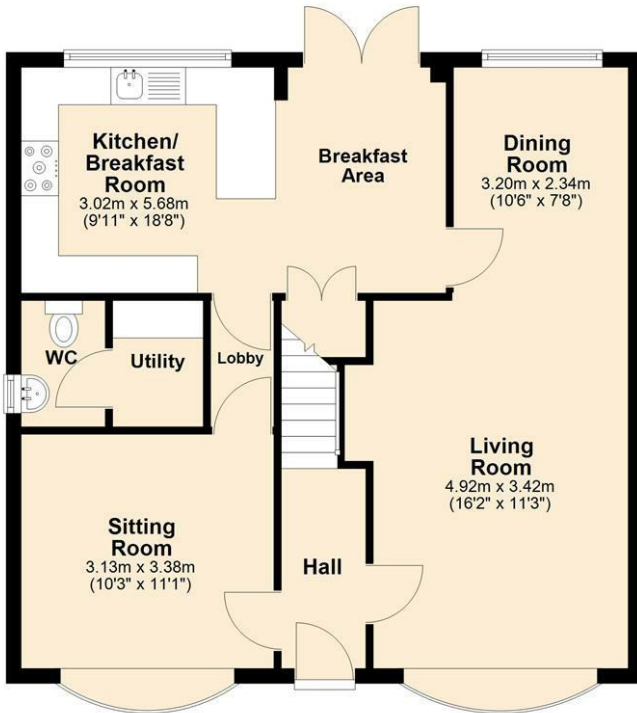
#### Whitakers Estate Agent Declaration

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

Approx. 66.4 sq. metres (714.2 sq. feet)



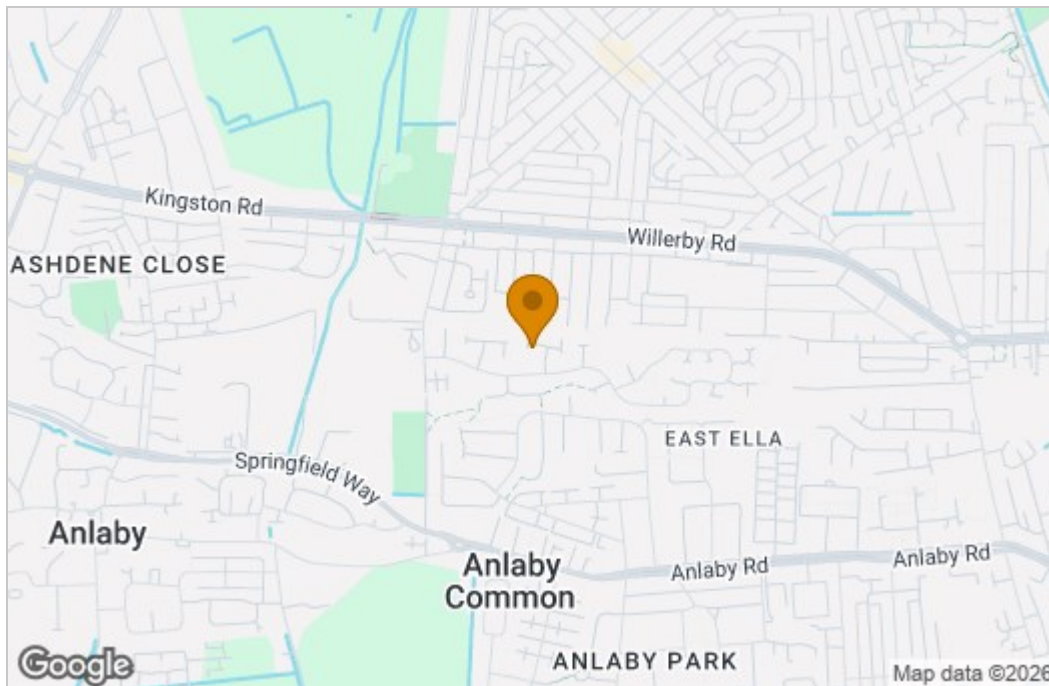
## First Floor

Approx. 65.6 sq. metres (706.4 sq. feet)

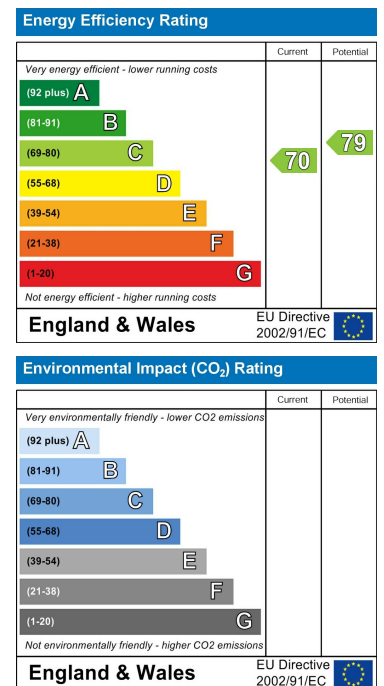


Total area: approx. 132.0 sq. metres (1420.6 sq. feet)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.