

Whitakers

Estate Agents



12 Hill Brow, Hull, HU10 7PP

Asking Price £375,000

Unique detached residence situated in a pleasant cul-de-sac location within the sought after Village of Kirk Ella.

The property affords generous and versatile accommodation arranged over two storeys, which briefly comprises: enclosed entrance porch, reception hall, sitting room/ bedroom five, lounge, inner hallway, fitted dining kitchen, utility room and shower room to the ground floor, with four double bedrooms -three of which have fitted furniture, and a family bathroom to the first floor.

There is a substantial area providing off street parking for several vehicles to the front of the property leading to an integral double garage and an enclosed, mature South facing garden to the rear which affords much privacy.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is highly recommended to fully appreciate the wealth of accommodation afforded by this beautiful family home.

Council Tax Band 'E'.

Description

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The Accommodation Comprises

Front External



Ground Floor

Enclosed Entrance Porch

An external Upvc double glazed entrance door with matching side light leads into the enclosed entrance porch. There is a vinyl finish to the floor and panelling to the ceiling. A further inner entrance door with obscured glazing and matching side light leads into the reception hall.

Reception Hall 13'3" x 9'11" (4.06m x 3.04m)



Having a central heating radiator, coving to the ceiling and a dog-leg staircase leading to the first floor accommodation beneath which is a built-in understairs storage cupboard.

Sitting Room / Bedroom Five 13'8" x 13'1" (4.18m x 3.99m)



Having a central heating radiator, coving to the ceiling and a Upvc double glazed bay window to the front elevation.

Lounge 20'6" x 12'10" (6.26m x 3.93m)

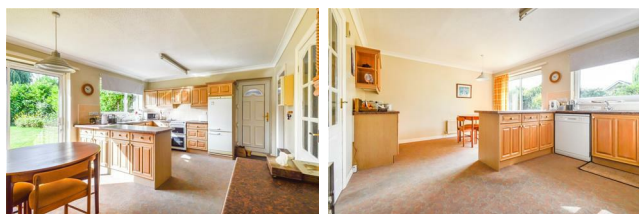


The focal point of the room being the feature fireplace with reconstituted 'Yorkstone' effect surround with a wooden mantle piece and an inset coal effect 'living flame' gas fire situated on a stone hearth. There are two central heating radiators, coving to the ceiling and Upvc double glazed sliding patio doors to the rear elevation leading onto the gardens.

Inner Hallway

Having coving to the ceiling.

Dining Kitchen 16'8" x 12'10" (5.09m x 3.92m)



Being fitted with a range of units in a limed oak effect finish comprising: wall mounted eye-level units, illuminated glazed display cabinets, corner shelving, drawers and base units with a complementary fitted marble effect roll-top worksurface with incorporated stainless steel one and a half bowl sink and drainer unit with mixer tap. There is an electric cooker, an integrated larder style fridge freezer, an automatic dishwasher, a central heating radiator, a Upvc double glazed window to the rear elevation, Upvc double glazed sliding patio doors leading onto the rear gardens and a Upvc entrance door with an obscured double glazed panel insert to the side elevation. To the ceiling there is coving and to the walls there is a complementary tiled splashback finish.

Utility Room 6'8" x 6'7" (2.05m x 2.01m)



Being fitted with wall mounted eye-level units in a maple wood finish beneath which there is a fitted roll-top worksurface with a tiled splashback finish to the wall and beneath which there is an automatic washing machine. There is a wall mounted ceramic 'Belfast' sink, a 'Potterton Kingfisher MF' boiler, a Upvc double glazed window to the side elevation, coving to the ceiling and a tile effect vinyl finish to the floor.

Shower Room 9'8" x 5'8" (2.95m x 1.75m)



Being fitted with a three piece suite comprising: corner shower enclosure with 'Mira' shower and glazed door, a vanity wash basin with mixer tap and fitted cabinets below and a low level W.C. suite. There is a central heating radiator, an extractor fan unit, an obscured double glazed Upvc window to the side elevation, coving and a loft hatch access to the ceiling, a vinyl finish to the floor and partial tiling and partial wooden panelling to the walls.

Staircase

Having a Upvc double glazed window to the front elevation.

First Floor Accommodation

Landing



Having a walk-in storage cupboard with shelving and light.

Principle Bedroom 15'7" x 9'10" (4.75m x 3.01m)



Having fitted wardrobes with sliding doors which

conceal a vanity area with internal fitted drawers and mirror over. There is a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Two 13'4" (maximum) x 11'3" (4.08m (maximum) x 3.43m)



Having a fitted double wardrobe with cupboards above, a vanity wash basin within a fitted cabinet below, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Three 12'1" x 11'8" (3.70m x 3.58m)



Having fitted wardrobes with sliding doors, a double overhead cupboard and a bedside cabinet with drawers, a central heating radiator, a Upvc double glazed window to the rear elevation and coving to the ceiling.

Bedroom Four 11'1" x 8'6" (3.38m x 2.61m)



Having a central heating radiator, a built-in storage cupboard, a Upvc double glazed window to the front elevation and a wood effect laminate finish to the floor.

Family Bathroom 9'9" x 5'10" (2.99m x 1.80m)



Being fitted with a three piece suite in white comprising: corner bath with 'Mira Sport 7' electric shower, a pedestal wash basin with mixer tap and a low level W.C. suite. There is an extractor fan unit, a central heating radiator, an obscured double glazed Upvc window to the side elevation and a built-in airing cupboard which houses the water cylinder. The walls are fully tiled and there is a vinyl finish to the floor.

External



To the front of the property there are areas laid to brick block set paving and hardstanding providing off street parking for several vehicles and leading to the integral double garage.

There are paved accesses to either side of the property leading to the rear garden. To one side there is an outside cold water tap and light. The rear garden is predominantly laid to lawn and has

paved patio seating areas together with an abundance of mature planting and shrubbery. There is a greenhouse and a timber built garden store shed.

Garaging

Integral double garage with electrically operated up-and-over door having both power and lighting. A personnel door is fitted.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'E'.

Local Authority - East Riding of Yorkshire.

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.

Agents Notes

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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.

Whitakers Estate Agent Declaration

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Floor Plan



Floor Plan

Floor area 110.7 sq.m. (1,192 sq.ft.) approx

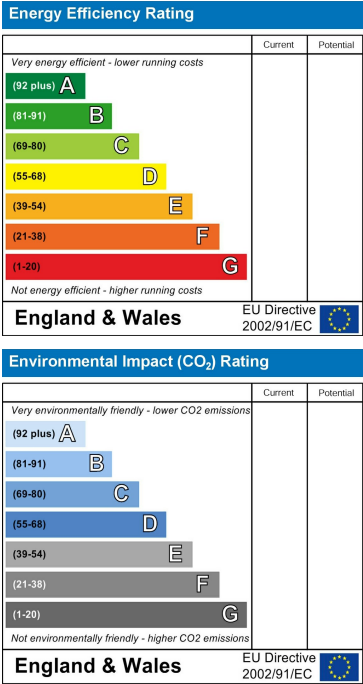
Total floor area 110.7 sq.m. (1,192 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.