

Whitakers

Estate Agents



19 Plantation Drive East, Hull, HU4 6XB

£315,000

Whitakers Estate Agents are pleased to introduce this attractive semi-detached family home which is nestled within the sought-after Anlaby Park area and retains many original features, combining historic character with modern living.

Externally to the front aspect, there is a paved forecourt which can accommodate off-street parking for multiple vehicles, and leads to an attached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a bay fronted lounge, spacious dining room, and fitted kitchen / breakfast room. A fixed staircase ascends to the first floor which boasts a fitted master bedroom, a second double bedroom, and a good third bedroom. All rooms are served by a bathroom furnished with a four-piece suite.

French doors in the dining room open onto a patio that overlooks the generously sized rear garden : mainly laid to lawn with well-stocked borders.

Towards the end of the plot, there is a further paved area that houses a workshop that has been split into a home gym with storage area, and a gate in the boundary fencing opens onto a vehicle accessible ten-foot.

Location

Situated in the western part of Kingston upon Hull, Plantation Drive lies within a well-established residential area that enjoys close proximity to a variety of popular local destinations. The nearby Anlaby village offers a range of independent shops, cafés, and everyday amenities, while Anlaby Retail Park provides convenient access to well-known retailers and supermarkets. For leisure and fitness, Haltemprice Leisure Centre is located within easy reach, offering a range of sports and recreational facilities. The area also benefits from nearby green space, with Pickering Park providing open parkland, walking routes, and a peaceful outdoor setting. In addition, the location is well served by regular bus routes and major road connections such as the A63, allowing straightforward travel into Hull city centre and surrounding areas.

The accommodation comprises

Front external



Garage 16'9" x 9'2" (5.13 x 2.80)

The property has an attached garage to the side of the property with an electric up and over door, access to the main house, and power and lighting laid on.

Ground floor

Hall



UPVC double glazed door with stained glass side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Cloakroom

Fully tiled with laminate flooring, and furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 14'11" x 13'10" (4.55 x 4.24)



UPVC double glazed bay window and stained glass side window, central heating radiator, feature fireplace with marbled hearth and wooden surround, and carpeted flooring.

Dining room 17'2" x 11'8" (5.25 x 3.58)



Upvc double glazed French doors with side windows, central heating radiator, wall mounted fire, and laminate flooring.

Kitchen / breakfast room 23'4" x 18'4" (7.12 x 5.60)



Kitchen area



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Breakfast area



UPVC double glazed door with side window and integral door to the garage, Skylight, and laminate flooring. Fitted with breakfast bar, and cupboards.

First floor

Landing

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

Bedroom one 14'7" x 11'11" (4.45 x 3.64)



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards, fitted desk with drawers, and carpeted flooring.

Bedroom two 11'11" x 11'1" (3.65 x 3.40)



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

Bedroom three 9'11" x 8'7" (3.03 x 2.64)



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

Bathroom 8'5" x 8'1" (2.57 x 2.47)



Two UPVC double glazed windows, central heating radiator, and fully tiled with vinyl flooring. Furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining room open onto a patio that overlooks the generously sized rear garden : mainly laid to lawn with well-stocked borders.

Workshop / gym

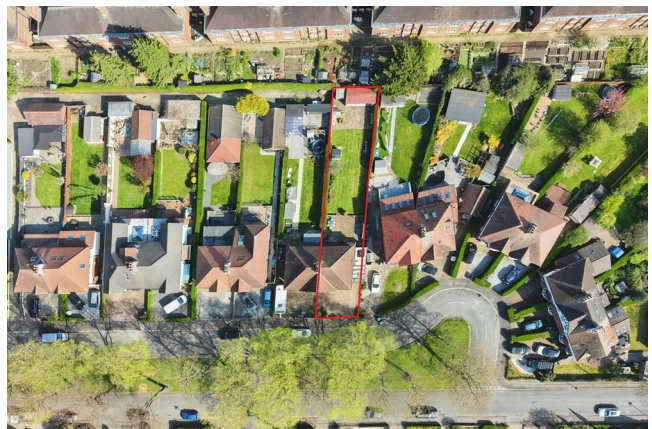


Additional features



Towards the end of the plot, there is a further paved area that houses a workshop that has been split into a home gym with storage area, and a gate in the boundary fencing opens onto a vehicle accessible ten-foot.

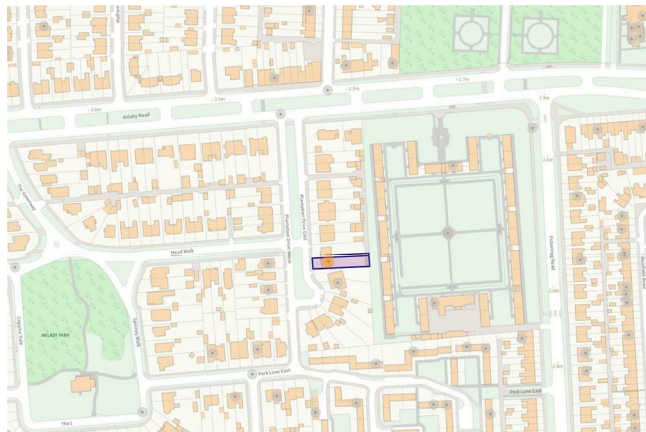
Aerial view of the property



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 - 00030018001902

Council Tax band - C

EPC rating

EPC rating - E

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 18 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.

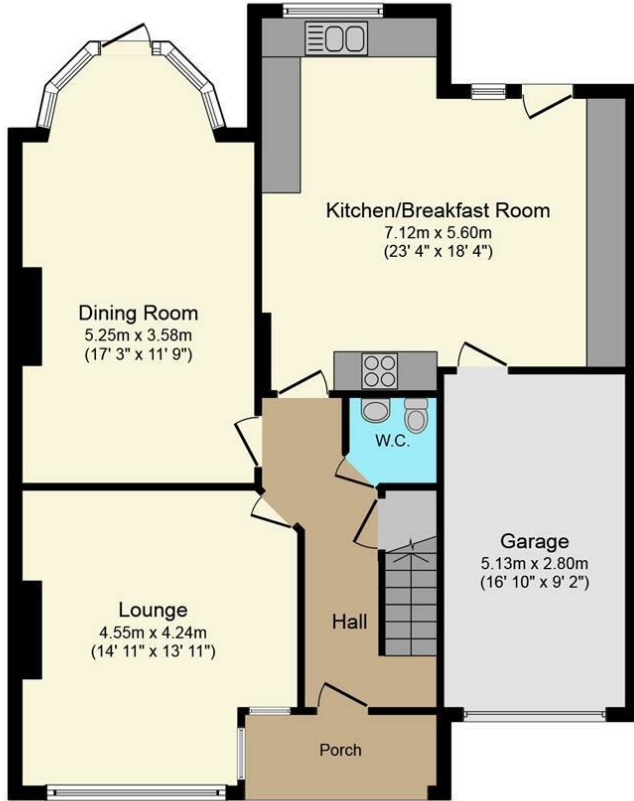
Free Market Appraisals / Valuations

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.

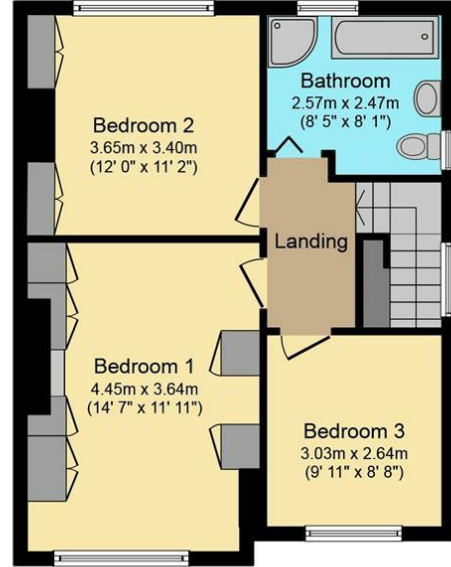
Whitakers Estate Agent Declaration

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
Floor area 98.0 sq. m. (1,055 sq. ft.) approx

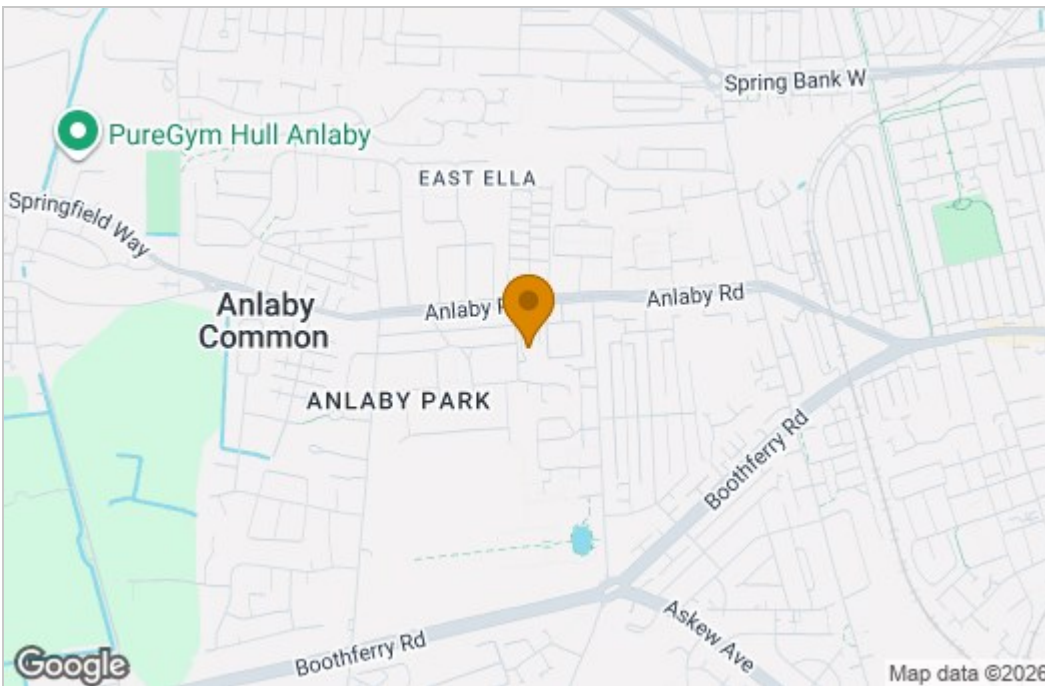


First Floor
Floor area 52.0 sq. m. (560 sq. ft.) approx

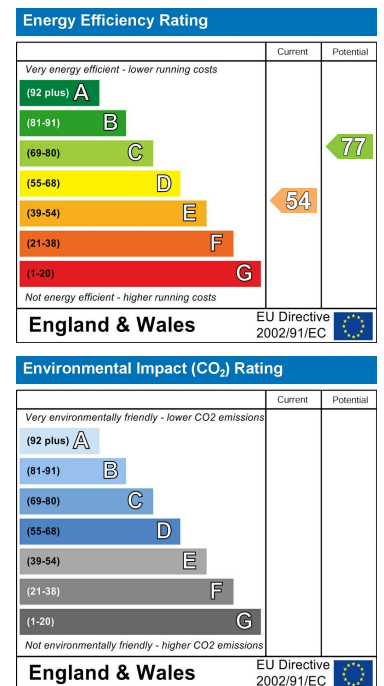
Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

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

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.