



## 15 Clear View Close

, Hull, HU8 9GA

Offers Over £380,000



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## Entrance

Via a composite glazed door

## Hall

Spacious, the hall has the stairs to the 1st floor, access to the integral garage, radiator and neutral décor.

## Wc/Cloakroom

5'8" x 2'10" (1.734 x 0.875)

The cloakroom has a modern suite with back to wall wc and vanity wash hand basin with mixer tap, partial tiled walls and tiled floor, a column radiator and neutral décor.

## Sitting Room

18'2" x 10'0" (5.559 x 3.071)

The sitting room has a uPVC double glazed bay window to the front aspect, radiator, neutral décor.

## Kitchen/Dining/Living

26'2" x 10'4" (7.986 x 3.156)

Wow, superior kitchen with a range of modern base and wall units with solid wood worksurfaces, modern tile splashbacks, sink/drainer with mixer tap, a built in electric oven with four ring electric hob and extractor, integral dishwasher, and uPVC double glazed window to the rear aspect.

The living/dining area has a uPVC double glazed window to the rear aspect and column radiator, uPVC double glazed French doors open to the rear garden.

## Utility Room

6'10" x 6'11" (2.107 x 2.130)

The utility room has plumbing for an automatic washing machine, space for a dryer and tiled floor, matching base and wall units with solid wood worksurfaces, modern tile splashbacks, a uPVC double glazed door leads to the side of the house.

## Stairs to the 1st floor landing

With neutral décor, and the stairs to the 2nd floor, and storage cupboard.

## Principal Suite

13'1" x 11'10" (3.992 x 3.608)

The very spacious bedroom has neutral décor, a walk in wardrobe and uPVC double glazed French doors open to the fabulous view.

## En-Suite Bathroom

7'11" x 7'2" (2.433 x 2.197)

The stunning bathroom has a free standing bath with wall mounted waterfall tap, a vanity wash hand basin and back to wall modern wc, modern tiled walls and floor, sensor mirror and vertical grey radiator.

## Bedroom Two

12'1" x 12'0" (3.693 x 3.675)

Spacious, beautiful bedroom with neutral décor, a uPVC double glazed window and column radiator

## Bedroom Three

10'3" x 14'0" (3.147 x 4.284)

Another, fabulous presented bedroom with neutral décor, a uPVC double-glazed window and column radiator.

## Bedroom Four

12'5" x 9'1" (3.787 x 2.781)

The spacious bedroom has a uPVC double glazed window and column radiator, neutral décor

## Shower Room

Stunning, with walk in enclosure with thermostatic shower, a back to wall wc and vanity wash hand basin with sensor light mirror, tiled walls and floor and modern grey radiator and uPVC double glazed window.

## Stairs to the 2nd floor landing

### Bedroom Five

14'0" x 10'3" (4.284 x 3.147)

Huge, the bedroom has four velux windows, neutral décor and carpet flooring.

### Wc

5'10" x 10'7" (1.796 x 3.244)

The wc has a tiled floor with velux window, a vanity wash hand basin, neutral décor.

### Gardens

To the front of the house there is a generous garden with mature, stocked borders, ample off road parking, and access to the integral garage and side of the property.

To the rear of the house there is a beautiful, recently landscaped garden with astro lawn, ample seating areas to enjoy the sunshine, and recently added Summerhouse with power and lighting, perfect for 'home working' or sunny evenings and entertaining

### Garage

The garage has up/over door and power/lighting.

### Disclaimer

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### Agents Notes

Services, fittings & equipment referred to in these sales 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.

### 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.

### Council Tax

Band E

The local authority is Hull City Council

### Tenure

Freehold



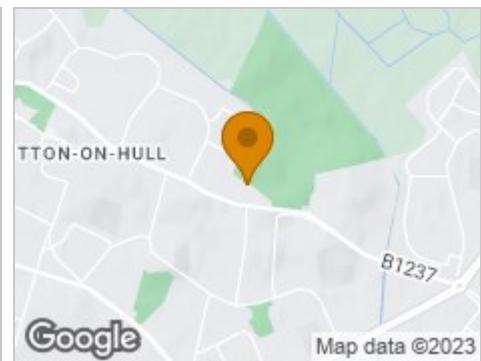
## Road Map



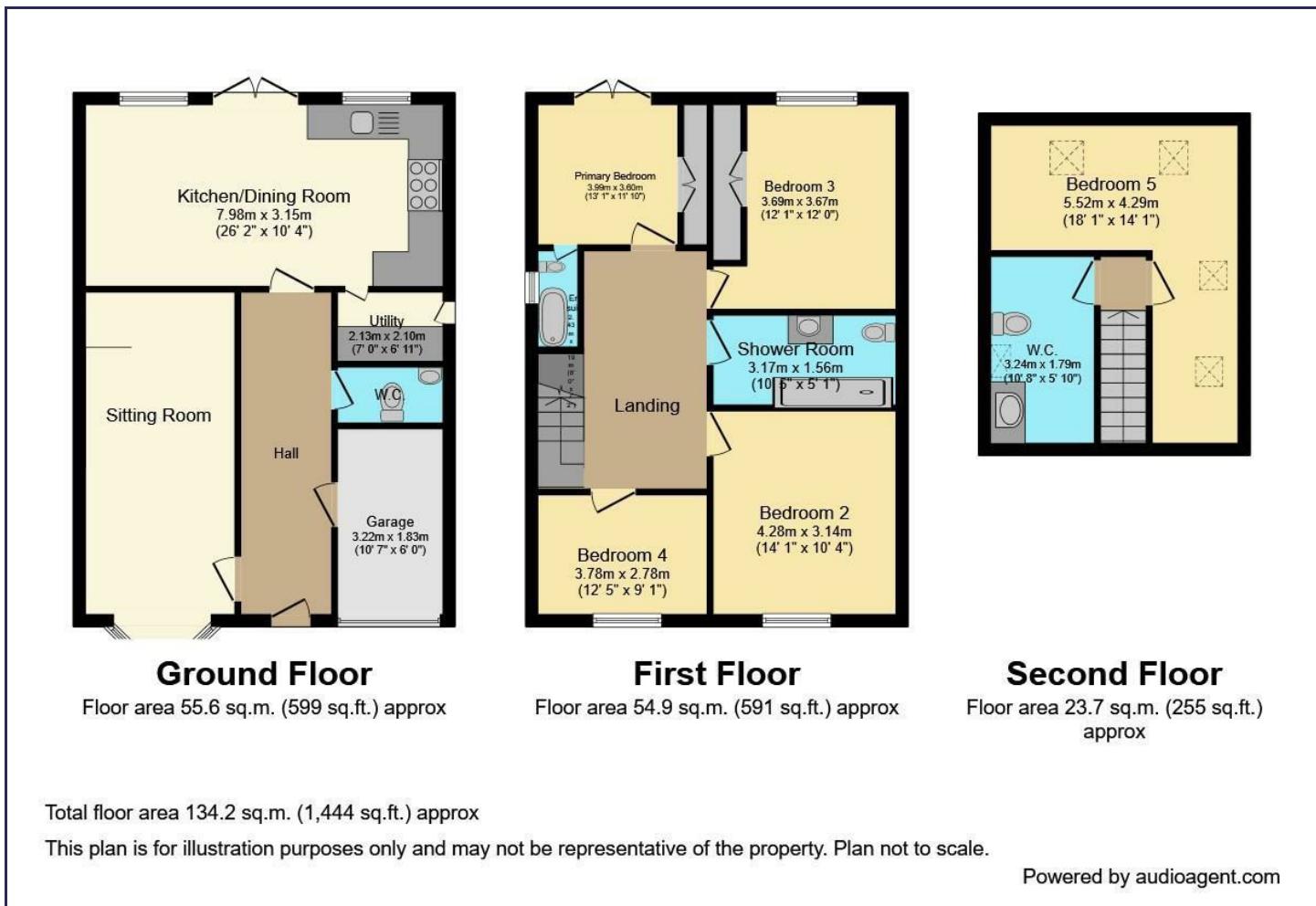
## Hybrid Map



## Terrain Map



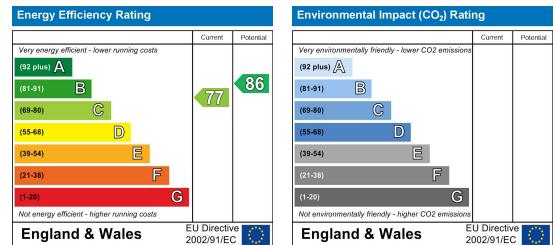
## Floor Plan



## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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