

# Whitakers

Estate Agents



## 11 Hartsholme Park, Hull, HU7 3HP

**Offers In The Region Of £285,000**

Whitakers Estate Agents are pleased to introduce this impressive detached family home which occupies a generously sized corner plot within the Kingswood Park development - highly sought after due to its close proximity to local amenities and retail parks, and transport links,

Externally to the front approach, there is a gravelled garden with decorative planting, and wrought iron fencing to the surround. A side drive accommodates off-street parking for multiple vehicles, and leads to an integral garage.

Access is via the porch and upon entering, the resident is greeted by a welcoming hallway, that incorporates a cloakroom, and follows to a bay fronted lounge, open plan kitchen / diner with adjoining utility room, and separate dining room.

A fixed staircase rises to the first floor which boasts a master bedroom with en-suite, two fitted double bedrooms, and a further double bedroom. All rooms are served by a bathroom furnished with a three-piece suite.

French doors from the dining room open onto a patio terrace overlooking the enclosed rear garden. Designed with ease of maintenance in mind, the garden features an artificial lawn, complemented by gravelled borders and raised planting beds.



## Storm Porch

Double glazed entrance door leading to:

## Entrance Hall

Double glazed windows, gas central heating radiator, laminate flooring, and staircase to the landing off.

## Lounge



Upvc double glazed bay window, cantilever bay window to the side elevation, two gas central heating radiators, feature fireplace with a living flame gas fire, and a coved ceiling.

## Fitted Kitchen



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, one and a half bowlled single drainer sink unit, split level oven and hob, and tiled flooring.

## Dining Room



Upvc double glazed window and a gas central heating radiator.

## Dining Room 2



Upvc double glazed doors leading to the rear garden, gas central heating radiator, coved ceiling and laminate flooring.

## Utility



Double glazed entrance door, Upvc double glazed window, gas central heating radiator, fitted base units with fitted worktops and a single drainer sink unit, and plumbing for an automatic washing machine.

## Landing

Access to the loft space with a pull down ladder, and an airing cupboard housing the hot water cylinder.

Cloak Room



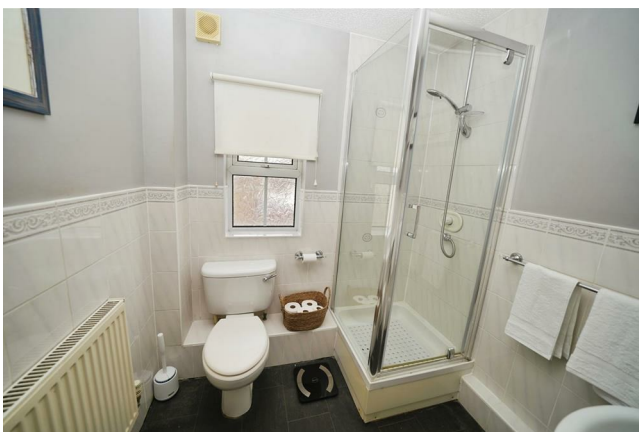
Low flush WC, wash basin, gas central heating radiator and an extractor fan.

Bedroom 1



Two Upvc double glazed windows, gas central heating radiator and fitted wardrobes.

En Suite



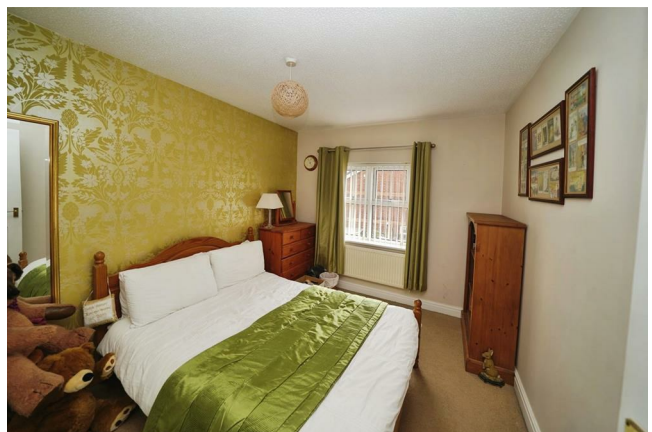
Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, and an extractor fan.

Bedroom 2



Upvc double glazed window and a gas central heating radiator.

Bedroom 3



Upvc double glazed window, gas central heating radiator and fitted wardrobes.

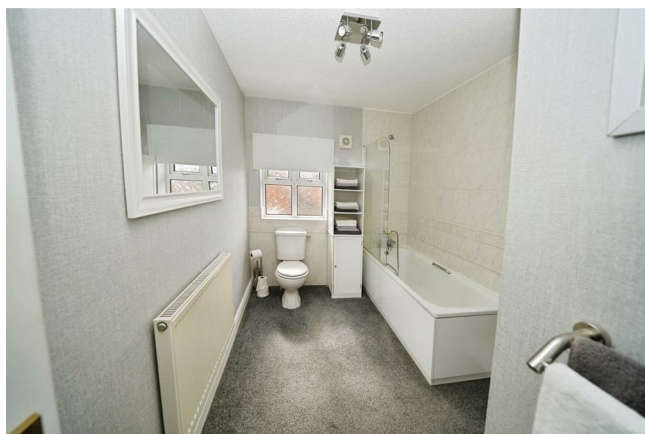
Bedroom 4



Upvc double glazed window, gas central heating radiator and fitted wardrobes.



## Family Bathroom



Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over, pedestal wash basin and a low flush WC, and an extractor fan.

## Garage



Single integral garage with an up and over door.

## Gardens



Good sized front garden, path to the left and south facing rear garden with lots of entertaining areas, pergolas and raised planters.

## EPC

Tenure  
Hull City Council  
Freehold

Council Tax  
Band D

## 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 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.

## 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.

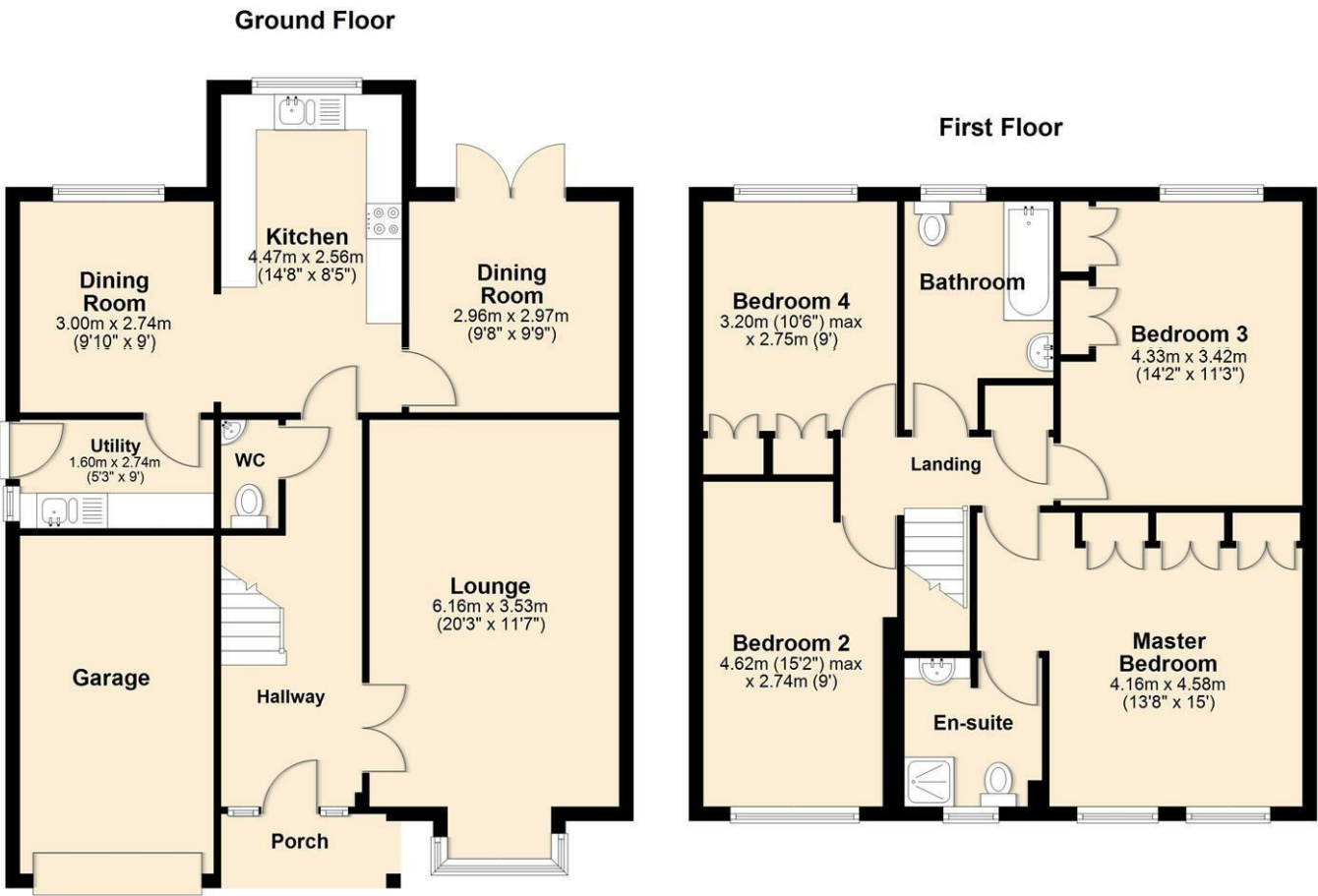
## Material Information:

Construction -  
Conservation Area -  
Flood Risk -  
Mobile Coverage/Signal -  
Broadband -  
Coastal Erosion -  
Coalfield or Mining Area -  
Planning -

## 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.

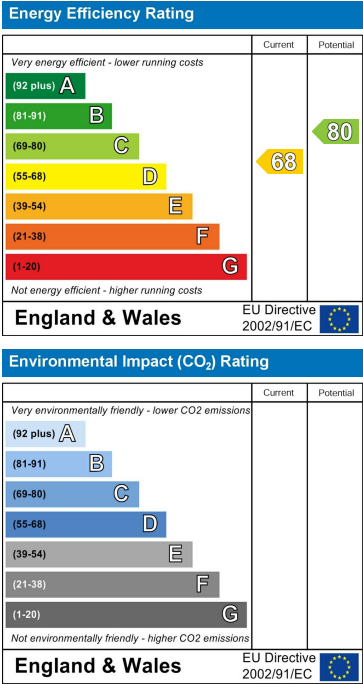
Floor Plan



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.