

Whitakers

Estate Agents



25 Edendale, Hull, HU7 4BX

Offers In Excess Of £190,000

*****SIMPLY STUNNING!*****

This outstanding 3 bedroom semi-detached home is available to purchase with NO ONWARD CHAIN!

Being probably the finest example of this style of property that this agent has seen, the property has been meticulously renovated and improved by the current owners to the highest standard to offer an amazing home in true SHOW HOME condition!

From Karndean lounge flooring to Hansgrohe bathroom fittings, water softening system and newly erected garage, no corner has been cut in creating the highest specification home, ready to move into and be enjoyed by the discerning buyer!

Well positioned on a quiet cul-de-sac, close to local schools and amenities, the property briefly comprises; front entrance porch, open plan lounge/dining room and contemporary high specification fitted kitchen to the ground floor whilst to the first floor there are 3 bedrooms, all with fitted wardrobes and a luxurious family bathroom.

Externally the property features a front garden providing off road parking and side driveway which leads to the newly erected garage whilst gate access leads to the freshly landscaped low maintenance rear garden with open aspect!

Having the additional benefit of full uPVC glazing, solar panels and gas central heating, internal viewing is imperative to fully appreciate the standard of accommodation available!

The Accommodation Comprises

Front Porch 6' x 5'10 max (1.83m x 1.78m max)
uPVC entrance door with glazed side panel into spacious front porch with carpeted flooring and uPVC window to side. Internal door into.....

Lounge/Dining Room 24'3 max x 17'7 (7.39m max x 5.36m)



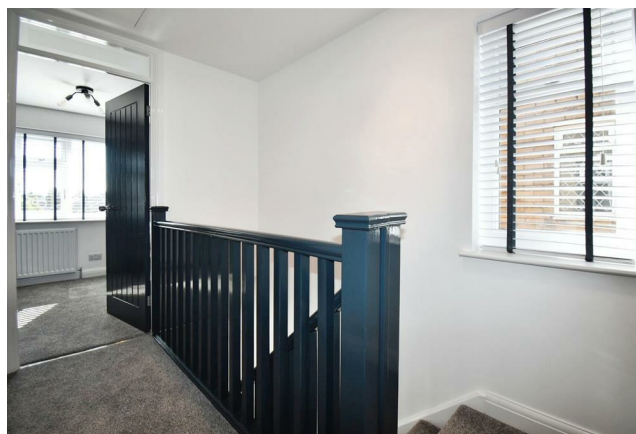
Open plan lounge/dining room with newly skimmed walls and herringbone Karndean flooring throughout. Fireplace with hearth and gas burner with back lighting. uPVC window with fitted blinds to front aspect, newly installed central heating radiator, feature ceiling lighting and carpeted staircase rising to first floor. The dining area features continuation of Karndean flooring, second newly installed central heating radiator, feature ceiling lighting and freshly fitted uPVC French doors to rear garden.

Kitchen 10'11 x 8'2 (3.33m x 2.49m)



Internal door from dining area leads to the stunning newly fitted kitchen which features a range of contemporary shaker style fitted wall, base and tower units with contrasting copper fittings, concrete effect work surfaces and complementary tiled splashbacks. 4 ring Bosch gas hob with extractor over and Bosch electric fan oven below. Composite sink/drainage with copper mixer taps over and separate filtered drinking water tap. Integrated fridge/freezer, washing machine and dish-washer, continuation of Karndean flooring, complementary copper ceiling lighting and tower central heating radiator. Water softening system and uPVC side window and door into rear garden.

First Floor Landing



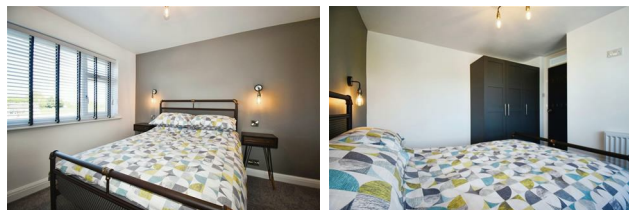
Stairs from lounge rising to first floor landing with freshly carpeted flooring and uPVC window to side aspect.

Bedroom One 13'6 x 9'2 (4.11m x 2.79m)



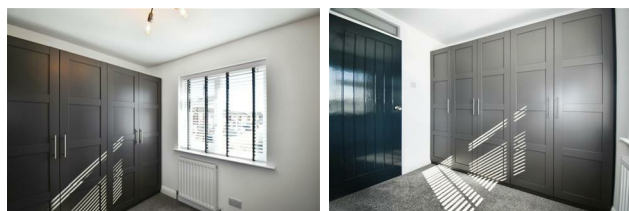
uPVC window to front aspect, freshly carpeted flooring, newly fitted central heating radiator, ceiling and wall lighting and fitted wardrobes.

Bedroom Two 10'7 x 9'1 (3.23m x 2.77m)



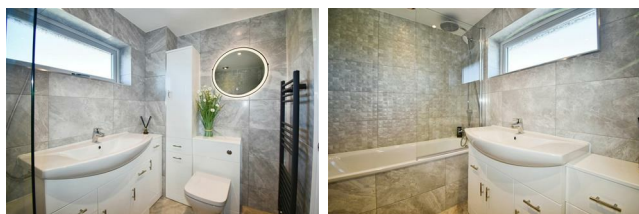
uPVC window to rear aspect, freshly carpeted flooring, newly fitted central heating radiator, ceiling and wall lighting and fitted wardrobes.

Bedroom Three 8'5 x 8'5 (2.57m x 2.57m)



uPVC window to front aspect, carpeted flooring, newly fitted central heating radiator, ceiling lighting and fitted wardrobes.

Bathroom 5'5 x 8'3 (1.65m x 2.51m)



Stunning family bathroom comprising steel bath with Hansgrohe dual head mains shower over, mixer taps and fitted screen. Vanity unit housing hand wash basin with Hansgrohe mixer tap and concealed cistern low flush wc. Contrasting tiling to walls and flooring, anthracite effect heated towel rail, LED wall mirror, ceiling spot-lights and uPVC window to rear aspect.

Outside



To the front of the property is a low maintenance garden laid to aggregate providing off road parking, wrought iron fencing and side driveway leading to the garage. Gate access leads to the newly landscaped low maintenance rear garden with artificial lawn, paved front and rear patio areas, outdoor lighting and fencing to perimeters with open aspect to rear.

Garage



The newly constructed detached garage is accessed via side driveway with full electric supply and internal door and window into rear garden

Tenure

The property is Freehold

Council Tax

Council Tax band B

Kingston upon Hull City Council

EPC

EPC rating 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 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 - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 14 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

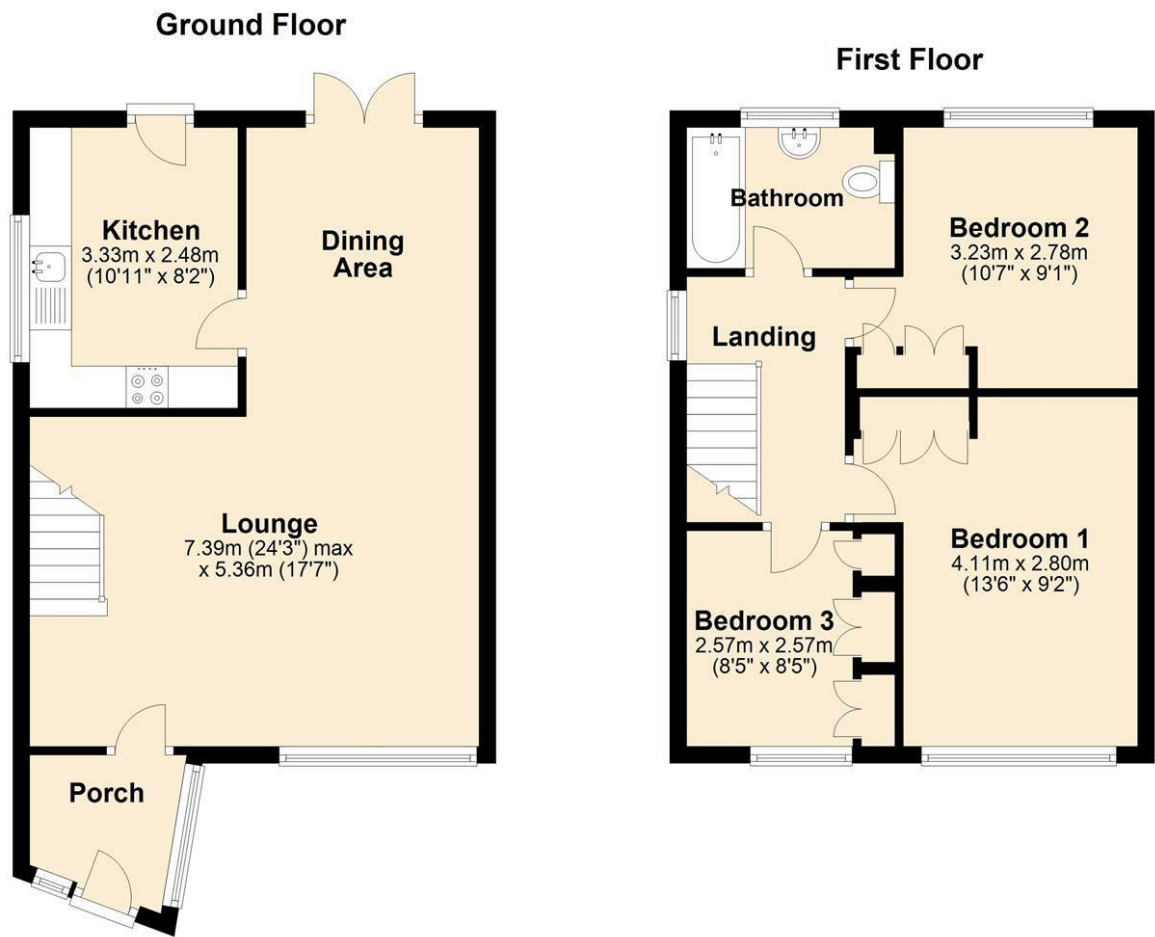
Coalfield or Mining Area - No

Planning - None specific to the property

Whitakers Estate Agent Declaration:

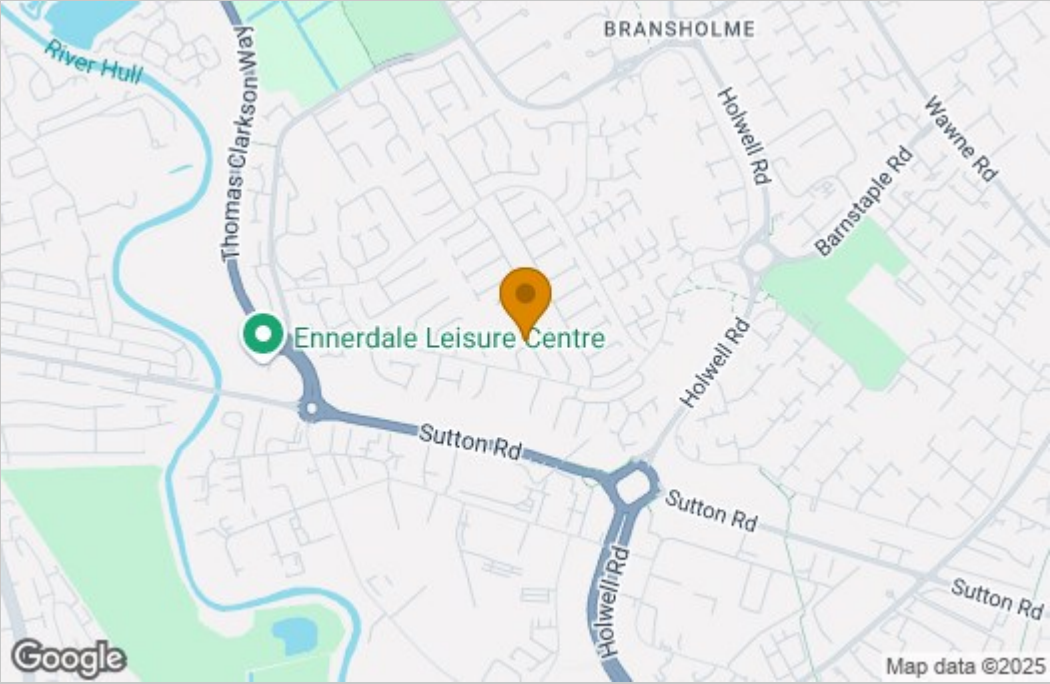
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Floor Plan

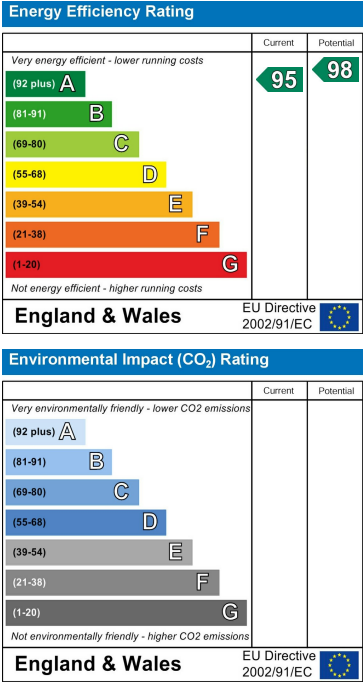


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.