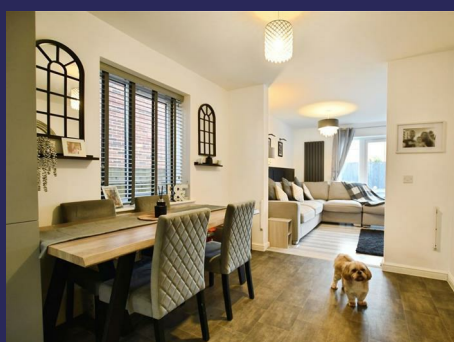


# Whitakers

Estate Agents



**17 Brentford Drive, Hull, HU8 0AQ**

**Offers In The Region Of £239,950**

SITUATED ON THIS POPULAR DEVELOPMENT TO THE EAST OF THE CITY, ADJACENT TO SALTSHOUSE ROAD AND JUST A STROLL AWAY FROM THE WELL REGARDED AND SOUGHT AFTER SPRING COTTAGE PRIMARY SCHOOL, THIS MODERN DETACHED PROPERTY IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

ENJOYING A LOVELY SENSE OF SPACE THROUGHOUT, THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, CLOAK ROOM. LOUNGE, FITTED DINING KITCHEN / DAY ROOM, THREE FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION WITH MASTER EN SUITE FACILITIES AND A FAMILY BATHROOM. HAVING THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN PLEASANT GARDENS AND HAS OFF STREET CAR PARKING AMENITIES TO THE FRONT ASPECT.

PRESENTED IN BEAUTIFUL "MOVE INTO " CONDITION, FURTHER ENQUIRIES IN ORDER TO VIEW WILL NOT DISAPPOINT.

## Ground Floor

### Reception Hall

Attractive laminate flooring, staircase off, a useful built in storage cupboard and a radiator.

### Cloak Room



A dual flush low level wc , wash hand basin within a vanity unit and a radiator.

Lounge 16'4" x 10'5" (5.00 x 3.20)



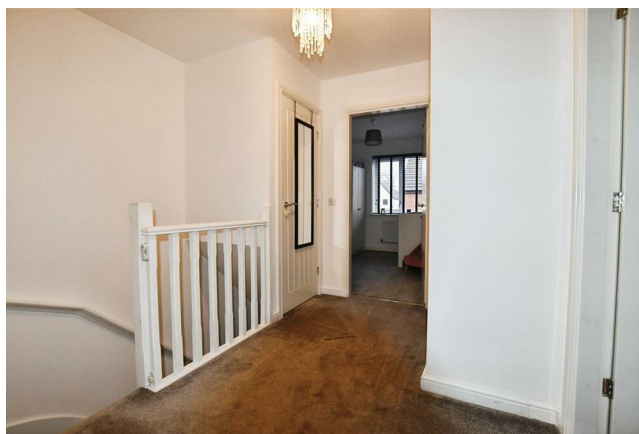
With French Doors and screens to the rear aspect allowing plenty of natural light and a access to the rear garden, laminate flooring and opens to;

Fitted Dining Kitchen / Day Room 20'11" x 9'4" (6.38 x 2.87)



An extensive range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mono bloc tap. Window to the front aspect and also to the side aspect, a radiator and integrated appliances include an electric oven and grill, four ring gas hob, a stainless steel overhead extractor canopy, a fridge/freezer and a dishwasher.

## First Floor Landing



Nice and spacious and giving access to;

Bedroom One 11'6" x 12'1" (3.52 x 3.69)



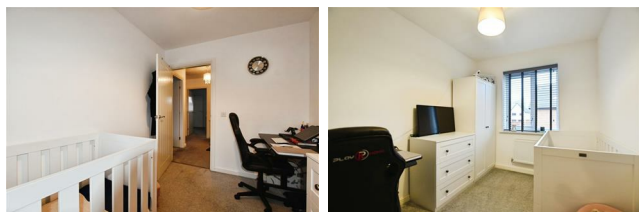
Window to the rear aspect and a radiator.

Bedroom Two 15'3" x 8'7" (4.67 x 2.63)



Window to the front aspect and a radiator.

Bedroom Three 10'10" x 7'7" (3.32 x 2.33)



Window to the front aspect and a radiator.



## Family Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level dual flush wc. Partially tiled walls, spotlights to the ceiling and a chrome heated towel rail.

## En Suite

A plumbed shower unit within an independent enclosure, wash hand basin with a pedestal and a low level dual flush wc. Partially tiled walls and a radiator.

## Outside



To the front of the property there are allocated off street car parking amenities and to the rear an enclosed garden laid to lawn with a paved patio area.

## 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.

## Material Information:

Construction - Brick under a tiled roof  
Conservation Area -No  
Flood Risk -Very low  
Mobile Coverage/Signal -Yes  
Broadband - Yes  
Coastal Erosion - No  
Coalfield or Mining Area -No  
Planning -No

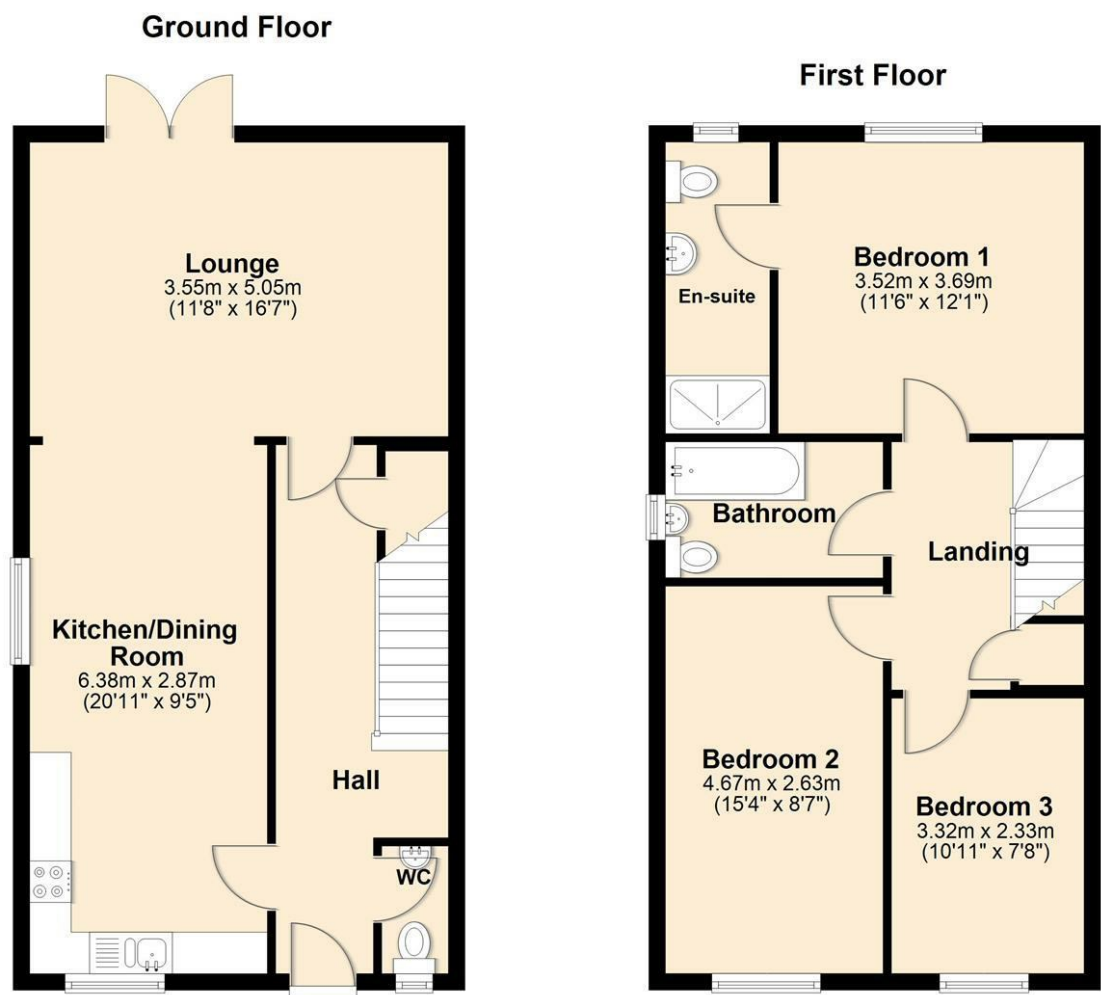
## Whitakers Estate Agent Declaration:

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.

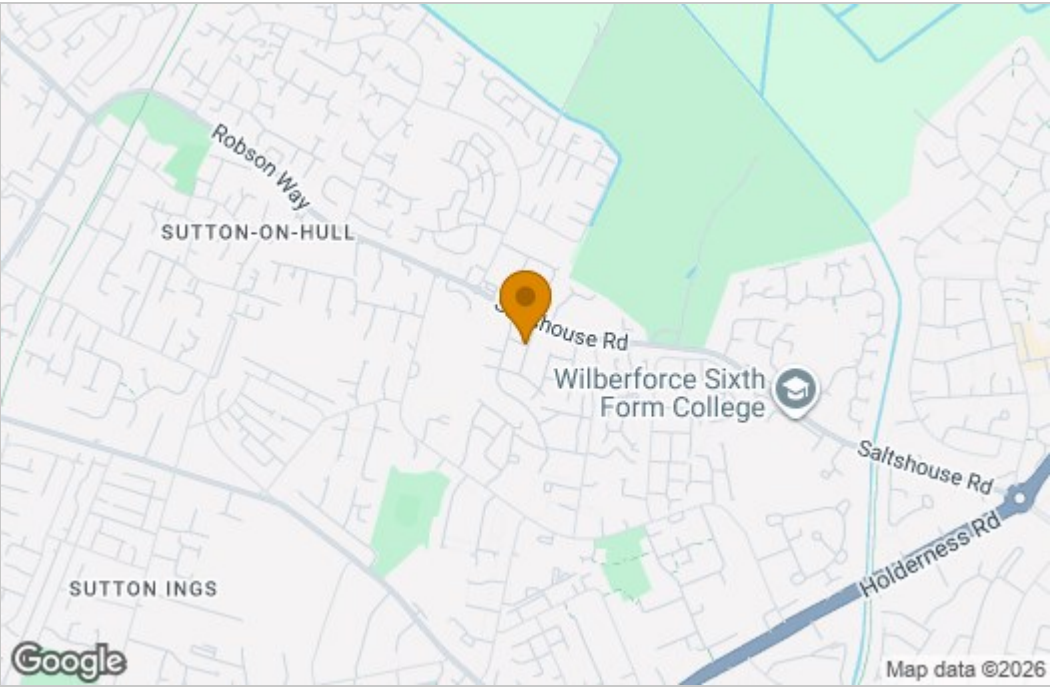
## Free Market Appraisals/Valuations

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.

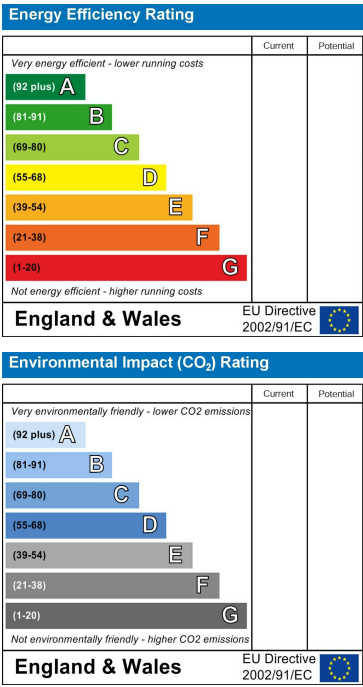
Floor Plan



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.