

Whitakers

Estate Agents



6 Braid Hills Drive, Hull, HU7 4ZN

Guide price £240,000

*** GUIDE PRICE £240,000 TO £250,000 ***

ENJOYING FABULOUS VIEWS OF OPEN COUNTRYSIDE TO THE REAR, THIS MODERN STYLE DETACHED PROPERTY IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION BRIEFLY COMPRISES STORM PORCH, RECEPTION HALL, LOUNGE, DINING ROOM, FITTED KITCHEN WITH APPLIANCES, GROUND FLOOR CLOAK ROOM, FOUR BEDROOMS OF GOOD PROPORTION WITH THE MASTER BOASTING EN SUITE AMENITIES AND A FAMILY BATHROOM. WITH GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN ATTRACTIVE GARDENS TO THE FRONT AND REAR AND HAS A DRIVEWAY TO AN ATTACHED GARAGE.

BEAUTIFULLY PRESENTED THROUGHOUT AND IN "SHOW HOME" CONDITION, APPOINTMENTS FOR INTERNAL INSPECTION ARE ENCOURAGED AND WILL NOT DISAPPOINT.

Storm Porch

Entrance Hall

Attractive oak floor covering, staircase off spotlights to the ceiling and a radiator.

Cloak Room

A low level wc unit, wash hand basin within a vanity unit, oak floor covering continues, a radiator and an extractor fan.

Lounge



Square bay window to the rear aspect incorporating French Doors giving access to the garden, feature fire place with an electric fire, a radiator and spotlights to the ceiling.

Dining Room



Window to the front aspect, again, oak floor covering, a radiator and spotlights to the ceiling.

Fitted Kitchen



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Window to the rear aspect, laminate floor covering, a radiator, spotlights to the ceiling, partially tiled walls and integrated appliances include an electric oven, an electric hob and an over head extractor canopy.

First Floor Landing

Spotlights to the ceiling, built in storage cupboard and giving access to:

Bedroom One



Two windows to the front aspect allowing plenty of natural light, contemporary fitted wardrobes with sliding doors, spotlights to the ceiling and a radiator.

En Suite



A plumbed shower unit within an independent enclosure, a low level wc unit and a wash hand basin within a vanity unit. Window to the front aspect, partially tiled walls, a radiator and spotlights to the ceiling.

Bedroom Two



Window to the rear aspect, spotlights to the ceiling, contemporary fitted wardrobes and a radiator.

Bedroom Three



Window to the rear aspect, spotlights to the ceiling and a radiator.

Bedroom Four



Window to the front aspect, dressing table unit with drawers and a radiator.

Family Bathroom



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc unit. "Rain shower" attachment to the bath taps and shower screen to the bath side, partially tiled walls, spotlights to the ceiling and a chrome heated towel rail.

Gardens



To the front of the property is an open plan garden which is laid to lawn. To the rear is an enclosed garden

Garage

Council Tax

Hull city Council - Band C

Tenure

This property is Freehold

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.

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Low

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

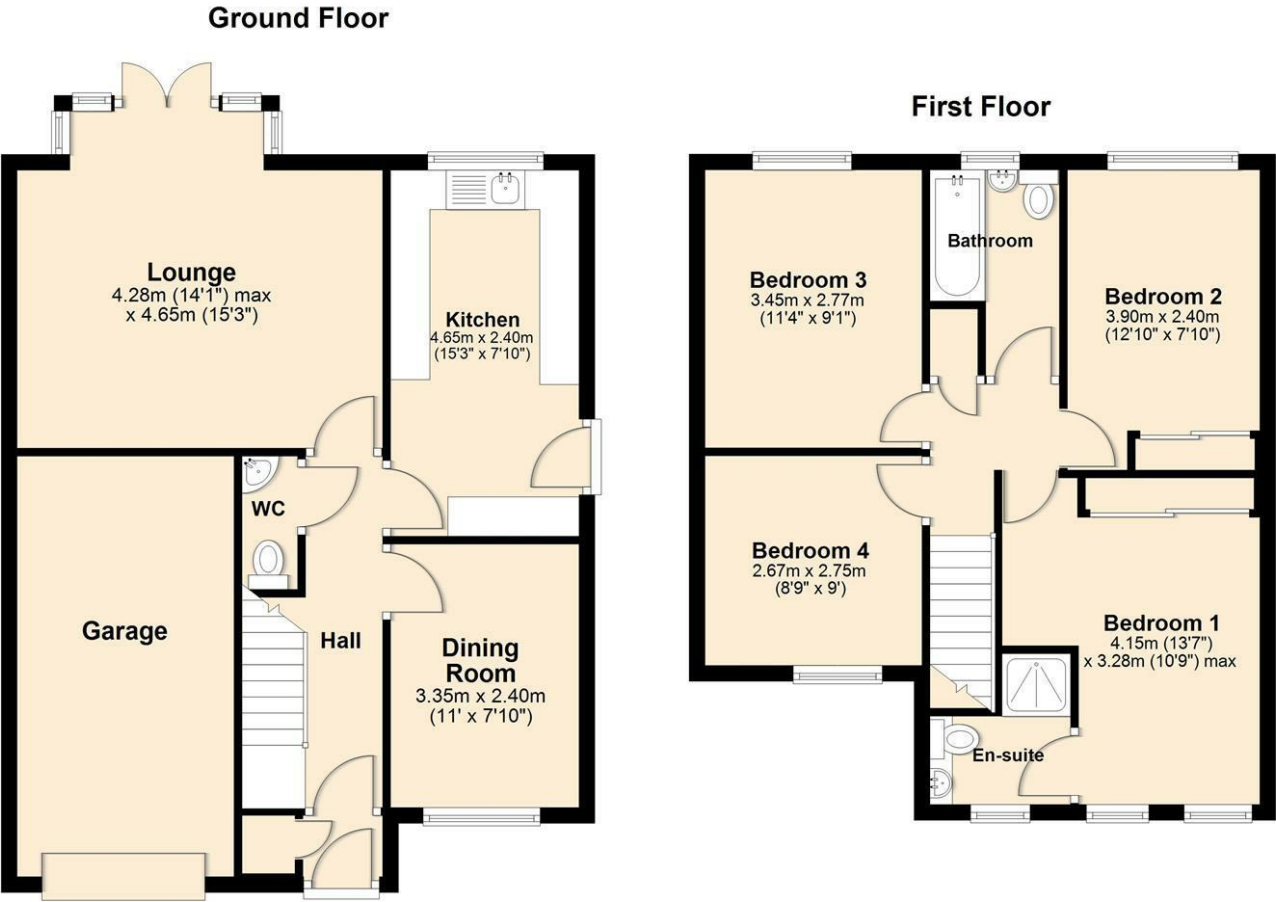
Broadband - Basic 12 Mbps, Ultrafast 10000

Coastal Erosion -No

Coalfield or Mining Area -No

Planning -No

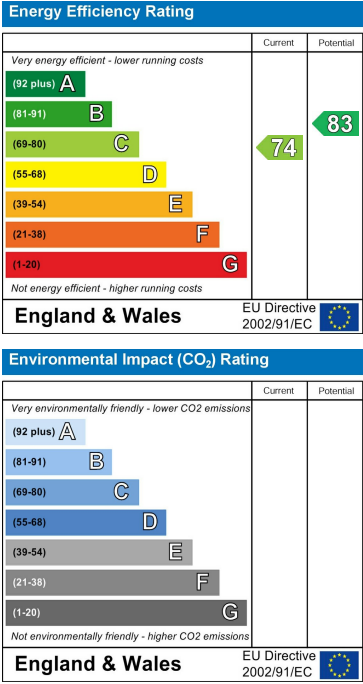
Floor Plan



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.