



## 1 Braidhills Drive

Castle Grange, Hull, HU7 4ZN

Guide price £220,000



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#### Entrance

The entrance is via a composite glazed door

#### Entrance hall

Spacious entrance hall with a storage cupboard, the stairs leading to the 1st floor and a radiator.

#### Cloakroom/Wc

With low level wc and wall hung wash hand basin, a uPVC double glazed window to the front aspect, and radiator.

#### Lounge

10'9" x 18'6" (3.279 x 5.637)

The spacious lounge has a uPVC double glazed bay window to the front aspect, a radiator and neutral decor.

#### Kitchen

15'3" x 9'8" (4.644 x 2.955)

The kitchen has a range of base and wall units with contrasting work surfaces over and tiled splash backs, an integral fridge, built in double oven with four ring gas hob with extractor, a uPVC double glazed window to the rear aspect, vinyl tile flooring, a radiator and a storage cupboard.

#### Dining room

9'4" x 11'10" (2.856 x 3.597)

The dining room has a radiator and uPVC double glazed french doors opening into the conservatory.

#### Conservatory

11'10" x 10'0" (3.618 x 3.048)

The conservatory is fitted with a range of Upvc double glazed windows and french doors to the side aspect leading into the rear garden.

#### Stairs to the 1st floor

The stairs to the 1st floor has carpet flooring, the loft access and a radiator.

#### Master bedroom

14'4" x 11'0" (4.375 x 3.361)

The master bedroom has a uPVC double glazed window to the front aspect, carpet flooring and a radiator.

#### En-suite Shower Room

10'9" x 4'0" (3.266 x 1.222)

The en-suite has a shower enclosure with thermostatic shower, a low level wc and a pedestal wash hand basin, radiator, and partial tiled walls.

#### Bedroom two

10'11" x 11'10" (3.340 x 3.613)

The second bedroom has a radiator, a uPVC double glazed window to the front aspect.

#### Bedroom three

14'1" x 10'0" (4.297 x 3.056)

The third bedroom has a uPVC double glazed window to the rear aspect, a radiator.

#### Bedroom four

6'8" x 11'1" (2.039 x 3.381)

The fourth bedroom has a radiator and a uPVC double glazed window to the front aspect.

#### Bathroom

6'10" x 8'4" (2.088 x 2.539)

The bathroom is fitted with a white suite with a panel bath with mixer tap shower, a pedestal wash hand basin, a low level wc and a uPVC double glazed window to the rear aspect, a radiator.

## To the front and side of the house

To the front and side of the house there is a generous garden with a range of mature shrubs and the garden has low level wrought iron fence and gate, ample off road parking which leads to the detached garage with up/over door.

## To the rear of the house

To the rear of the house there is beautiful garden with open field views, plenty of seating areas for entertaining.

## Agents Notes

Services, fittings & equipment referred to in these sale 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.

## Disclaimer

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## Additional Services

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We are legally obligated 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 and the Vendor and Buyer.

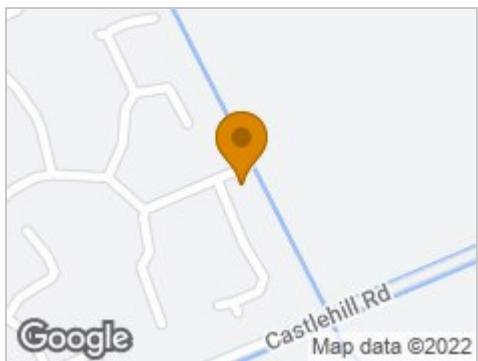
## Council Tax

Band C

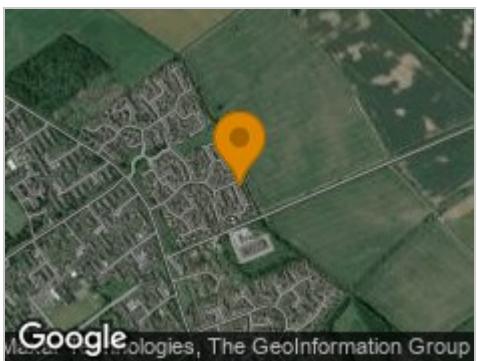
The local authority is Hull City Council



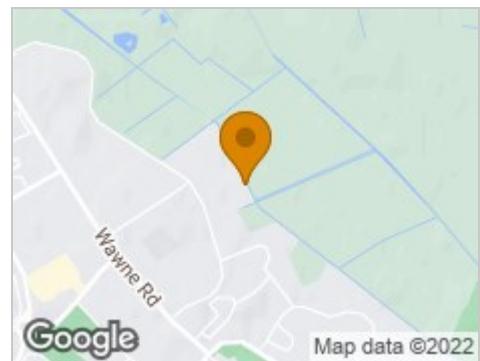
## Road Map



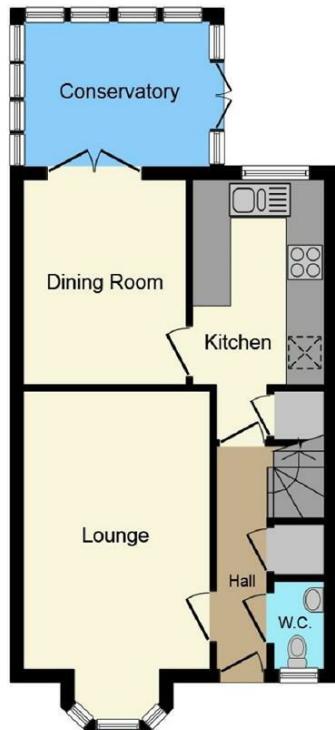
## Hybrid Map



## Terrain Map



## Floor Plan

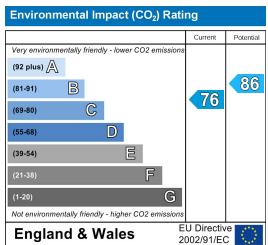
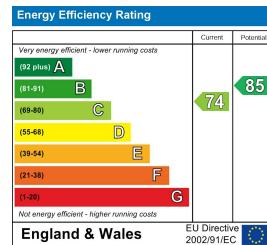


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## 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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