

# Whitakers

Estate Agents



## 22 Woodside, Hull, HU8 9FL

**£318,000**

SITUATED ON THE PERIPHERY OF THE SOUGHT AFTER SUTTON VILLAGE AND JUST A STROLL TO THE ARRAY OF AMENITIES THAT IT HAS TO OFFER, THIS EXECUTIVE STYLE DETACHED PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND IS A MUST VIEW FOR THE GROWING FAMILY UNIT.

THE ACCOMMODATION COMPRISES RECEPTION HALL, CLOAK ROOM, LOUNGE, DINING ROOM/DAY ROOM,, FITTED KITCHEN WITH INTEGRATED APPLIANCES, UTILITY ROOM, FOUR DOUBLE BEDROOMS WITH THE MASTER ENJOYING EN SUITE AMENITIES AND A FAMILY BATHROOM. HAVING THE EXPECTED GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY ENJOYS GENEROUS AND WELL MANICURED GARDENS WITH A PRIVATE DRIVEWAY TO A SINGLE BRICK BUILT DETACHED GARAGE AND A CUL DE SAC POSITION IN THIS EXCLUSIVE DEVELOPMENT. APPOINTMENTS FOR INTERNAL INSPECTIONS ARE ENCOURAGED.

## Reception Hall



With staircase off and useful under stairs storage cupboard and a radiator.

## Cloak Room



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

## Lounge 19'2" x 10'9" (5.85 x 3.30)



Window to the front aspect and a radiator.

## Kitchen/Day Room 12'11" x 19'10" (3.95 x 6.07)



A lovely range of fitted floor and wall units with contrasting preparation surfaces having an inset sink unit with mixer tap and a matching island unit breakfast bar. Star lights to the kickboards, window to the rear aspect, spotlights to the ceiling, a radiator and integrated appliances include an electric oven and grill, four ring gas hob, a stainless steel over head extractor canopy, dishwasher and a fridge/freezer.

## Utility Room



Plumbed for an automatic washing machine and a space for a tumble dryer, preparation surface with sink unit and radiator

## First Floor Landing

Giving access to;

Bedroom One 11'7" x 10'1" (3.54 x 3.09)



Window to the rear aspect and a radiator.

## En Suite



A plumbed shower unit within an independent corner enclosure, wash hand basin within a vanity unit and a low level wc. tiled floor and a chrome heated towel rail.

### Bedroom Two 11'7" x 9'4" (3.54 x 2.85 )



Window to the rear aspect and a radiator.

### Bedroom Three 12'4" x 9'11" (3.76 x 3.04 )



Window to the front aspect and a radiator

### Bedroom Four 9'1" x 11'6" (2.77 x 3.52)



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 wc. Partially tiled walls and a tiled floor, spotlights to the ceiling, a tall chrome heated towel rail and there is a plumbed shower unit over the bath with a shower screen to the bath side.

### Gardens



To the front of the property is an open plan garden laid to lawn and to the rear is a garden of good

proportion which benefits from a westerly-facing rear garden, with an extended south-facing patio seating area, ideal for outdoor dining and entertaining.

### Garage

Accessible via a private side driveway, brick built and having an electricity supply.

### Tenure

The property is freehold.

### Council Tax

Hull City Council

Council Tax 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.

### 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 - Two trees under conservation order in the rear garden (Sutton Village)

Flood Risk - Very Low

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

Broadband - Ultrafast 1000 Mbps

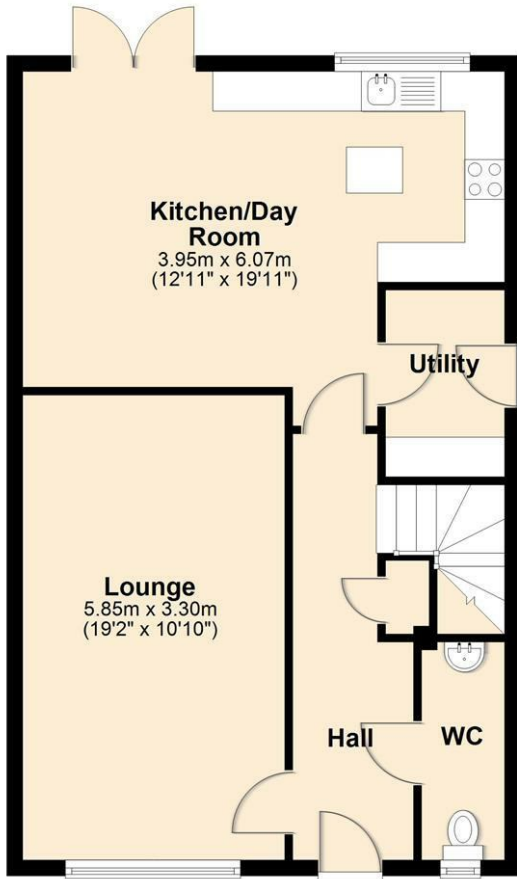
Coastal Erosion -No

Coalfield or Mining Area -No

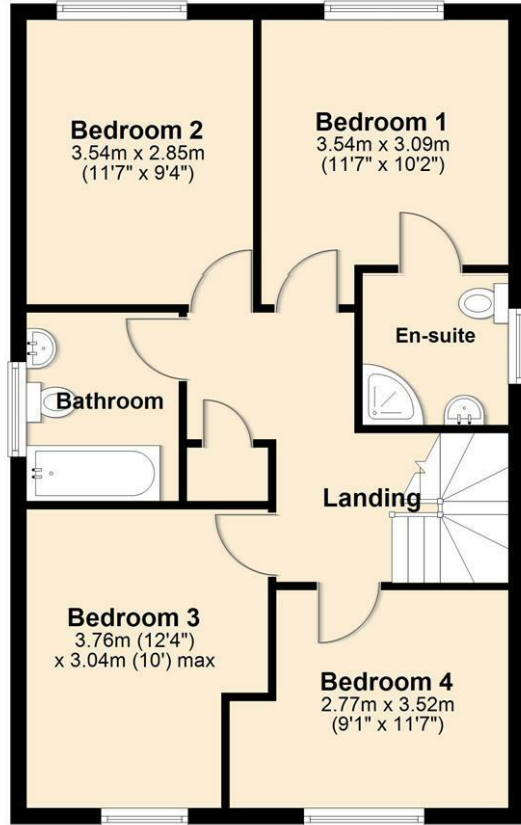
Planning -No

# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 120.0 sq. metres (1291.6 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.