Whitakers
Estate Agents

8 Canterbury Drive, Hull, HU8 9US

Offers In The Region Of £240,000

WHITAKERS ARE DELIGHTED TO BEING THIS OUTSTANDING, EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME TO THE MARKET WITH NO ONWARD CHAIN!

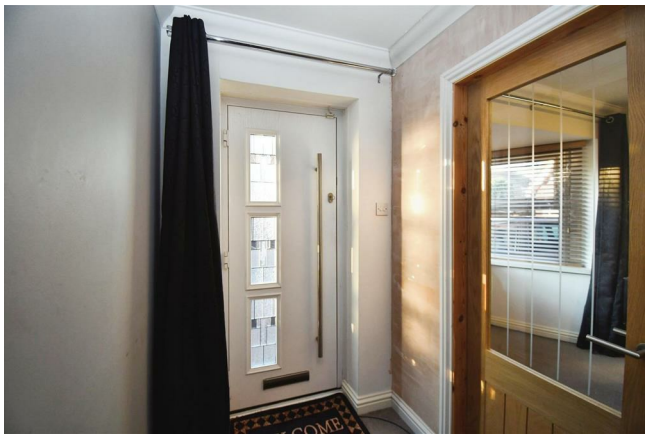
Situated at the foot of a private Cul-de-Sac just off ever popular Howdale Road, well positioned for local schools and amenities together with excellent transport links around the City, the property has been greatly extended to offer spacious accommodation for the growing family.

Having been much improved by the current owners, the property briefly comprises: entrance hallway, 23 ft Lounge, Kitchen with spacious dining area, lobby and downstairs wc to the ground floor whilst to the first floor there are 3 double bedrooms, the master having the benefit of a separate dressing area and en-suite shower room, together with additional family bathroom.

Having the additional benefit of gardens, single garage and driveway parking for multiple vehicles together with gas central heating and uPVC glazing throughout, internal viewing is recommended to fully appreciate the scale of accommodation on offer!

The Accommodation Comprises

Entrance Hallway



Composite door into hallway with carpeted flooring, stairs to first floor and door into....

Lounge 16'3 x 23'8 (4.95m x 7.21m)

The spacious extended lounge features uPVC bay window and a further two uPVC windows to front aspect, carpeted flooring feature fireplace with gas fire and two central heating radiators.

Dining Area 10'10 x 13'7 (3.30m x 4.14m)

Door from lounge into dining area with breakfast bar seating, fitted base units with contrasting work surfaces, laminate flooring, central heating radiator, under stair cupboard and uPVC French doors into conservatory. Opens into.....

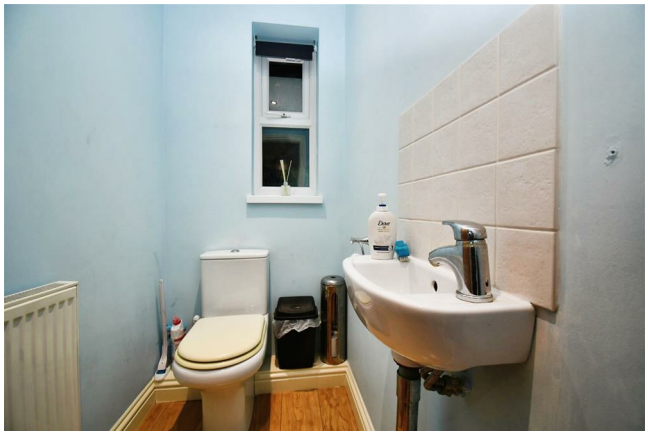
Kitchen 10'10 x 6'7 (3.30m x 2.01m)

With a range of fitted wall and base units, contrasting work surfaces and tiled splash-backs. 4 ring gas hob with extractor over, mid level electric oven and stainless steel 1 1/4 bowl sink/drainer. Plumbing for under counter washing machine and dish washer, space for free standing fridge freezer, uPVC external windows, continuation of laminate flooring and door into....

Lobby Area

With laminate flooring, uPVC external door to side and door into...

Downstairs Cloakroom



With low flush wc, hand wash basin, laminate flooring, central heating radiator and uPVC external window.

Conservatory

Accessed from the dining area/kitchen with laminate flooring and uPVC French Doors into rear garden.

First Floor Landing

Stairs from entrance hallway to first floor landing with carpeted flooring.

Bedroom One 16'3 x 12' (4.95m x 3.66m)

Spacious double bedroom with carpeted flooring, two uPVC windows to front aspect, twin central heating radiators and door into....

Dressing Area 6'5 x 5'1 (1.96m x 1.55m)

With fitted wardrobes, carpeted flooring and uPVC window to rear aspect

En-suite 6'6 max x 6'5 (1.98m max x 1.96m)

Door from Master bedroom into ensuite shower room comprising shower cubicle with panelled walls, low flush wc and hand wash basin housed in vanity unit. Heated Chrome towel rail, wall panelling to water sensitive areas, vinyl flooring and uPVC window to rear aspect.

Bedroom Two 8'6 x 13'8 max (2.59m x 4.17m max)

Double Bedroom with two uPVC windows to rear aspect, carpeted flooring, central heating radiator and fitted wardrobes

Bedroom Three 6'5 x 13'8 (1.96m x 4.17m)

Double Bedroom with uPVC window to front aspect, carpeted flooring, central heating radiator and fitted wardrobes.

Bathroom

Panel bath with mains shower over and fitted shower screen, low flush wc and hand wash basin. Storage cupboard, chrome heated towel rail, laminate flooring, tiled walls and extractor fan.

Outside

The property occupies a generously sized plot at the foot of a small cul-de-sac. The front of the property is block paved providing off street parking for multiple vehicles and leads to the single garage whilst gate access leads to the side block paved courtyard with further gate access to the rear of the property. The rear garden is laid mainly to lawn with decked area to the rear, pond and hot tub hut whilst fencing to perimeter offers a good level of privacy.

Garage

Accessed from the front driveway with up and over door, electric supply and internal door to side courtyard.

Tenure

The property is Freehold

Council Tax

Council Tax band C
Kingston upon Hull City Council

EPC

EPC rating C

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 -
Broadband - Basic 6 Mbps, Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - 2 storey extension: https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=HUM56TSO50000&activeTab=summary

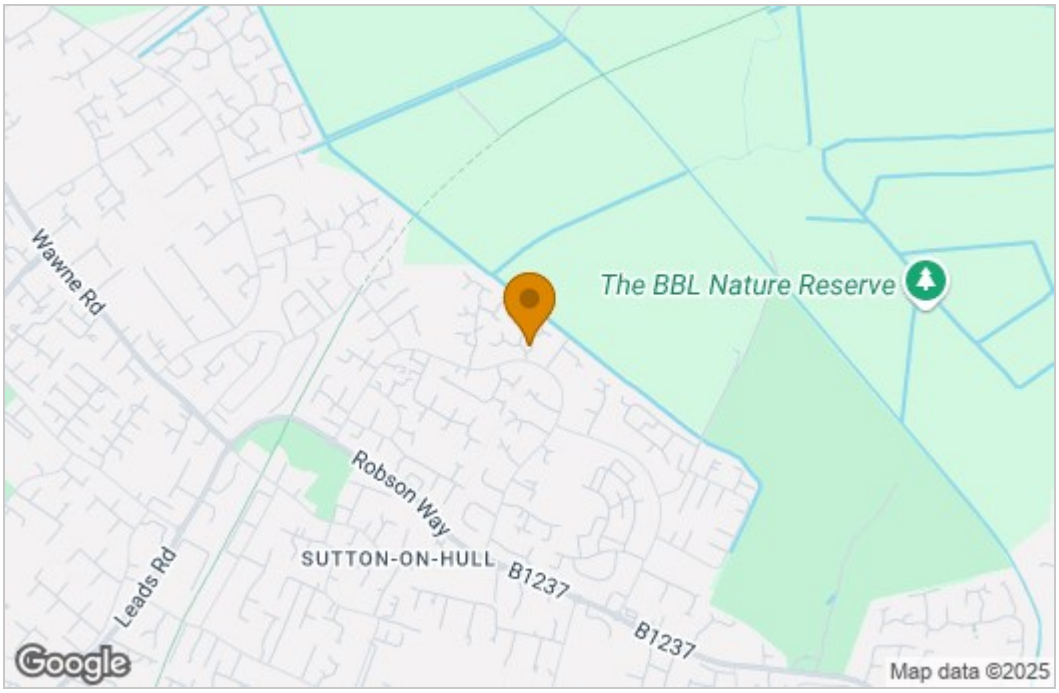
Whitakers Estate Agent Declaration:

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.

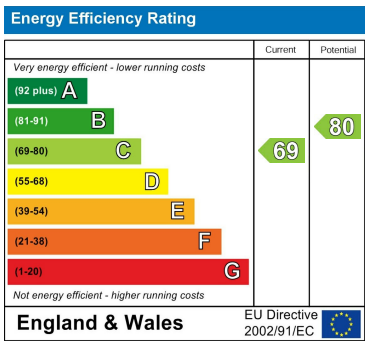
Floor Plan

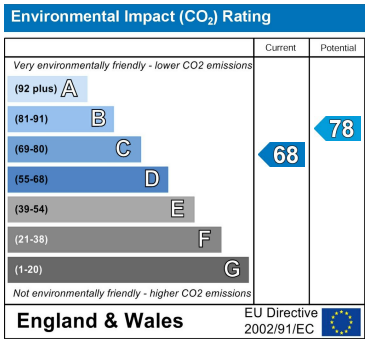
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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