Whitakers
Estate Agents









3 Ingleby Close, Hull, HU8 9LA

Offers Over £295,000

THIS STUNNING 4 BEDROOM DETACHED FAMILY HOME REALLY DOES NEED TO BE VIEWED TO BE FULLY APPRECIATED!

Situated on a peaceful cul-de-sac, just off ever popular Howdale Road and just a short distance from the range of amenities of nearby Sutton Village, the property is also ideally situated for highly regarded local schools and amenities as well as benefitting from excellent transport links around the City.

Tastefully and stylishly presented throughout, the property has been thoughtfully extended by the current owners to provide outstanding accommodation, perfect for the growing family!

Presented in true "MOVE-IN" condition, the property briefly comprises; a bright and welcoming entrance hallway with modern cloakroom off, a spacious lounge with front bay window and French doors leading into the dining/sitting room whilst the extended dining kitchen provides an ideal space for family dining and entertaining.

The first floor is home to 4 generously proportioned bedrooms together with a modern family bathroom whist externally the property boasts off road parking to the front, a lovely enclosed rear garden, an additional rear driveway and TWO garages!

With the additional benefit of gas central heating and uPVC double glazing throughout, properties of this standard rarely become available hence early viewing is highly recommended!

The Accommodation Comprises

Entrance Hall




Composite door with glazed side panels into entrance hallway with laminate tiled flooring, central heating radiator, under stairs cupboard, stairs to first floor and door into downstairs cloakroom.

Downstairs Cloakroom



With low flush wc, vanity hand wash basin, tiled floor and half tiled walls.

Lounge 14'6 max x 13'6 (4.42m max x 4.11m)




The spacious lounge features a walk in bay to the front aspect, carpeted flooring, feature fire surround, central heating radiator and French doors into dining room.

Dining Room 12'3 x 11' (3.73m x 3.35m)





With laminate tiled flooring, feature tower radiator and uPVC Patio doors to rear garden.

Kitchen/Dining Room 12'3 x 18'6 (3.73m x 5.64m)




The spacious Kitchen/Diner has been extended to create a space ideal for family dining and entertaining and comprises;

Kitchen

Featuring a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric double oven below, ceramic one and a half bowl sink/drainer and plumbing for under counter washing machine and dish washer. Side and rear uPVC windows and laminate tiled flooring extending into....

Dining Area



Breakfast bar seating, feature tower radiator, laminate tiled flooring and uPVC Patio doors to rear garden.

First Floor Landing



Stairs from entrance hallway to first floor landing with uPVC window to side aspect, carpeted flooring and loft access hatch.

Bedroom One 15'3 x 10'8 (4.65m x 3.25m)




uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 12'2 x 10'8 (3.71m x 3.25m)




uPVC window to rear aspect, carpeted flooring, fitted wardrobes and central heating radiator.

Bedroom Three 7'2 x 9'5 (2.18m x 2.87m)



uPVC window to rear aspect, carpeted flooring and central heating radiator.

Bedroom Four 10'8 x 9'5 max (3.25m x 2.87m max)




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

Family Bathroom



The modern family bathroom comprises a bath with dual head mains shower over and fitted screen, low flush wc and hand wash basin. Laminate flooring, tiled walls, heated chrome ladder style towel rail, ceiling spot lights and uPVC window to side aspect.

Outside





The front of the property is block paved to provide off road parking and access to the front garage whilst side gate access leads to the lovely enclosed rear garden laid mainly to lawn with mature trees, plants and shrubs and rear gate access to the gated driveway and second garage.

The Garages

Accessed from the front of the property, the front garage features an electric remote roller door, electric supply and personnel door into the rear garden. The rear garage is accessed via the rear gated driveway and features a newly installed electric remote roller door and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band D
Kingston upon Hull City Council

EPC

EPC rating Awaited

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 - Vey Low
Mobile Coverage/Signal -EE, Vodafone, Three, O2
Broadband - Basic 5 Mbps, Ultrafast 5500 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - 3, Ingleby Close, Hull, HU8 9LA
1: ERECTION OF SINGLE STOREY PITCHED ROOF GARAGE/KITCHEN SIDE EXTENSION (31ft 6ins x 9ft 10ins x 13ft 2ins) 2: ERECTION OF TILED CANOPY TO FRONT OF HOUSE (2ft 6ins projection) 3: INSTALLATION OF GROUND FLOOR BAY WINDOW (2ft 3ins projection)

Offering on a property
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

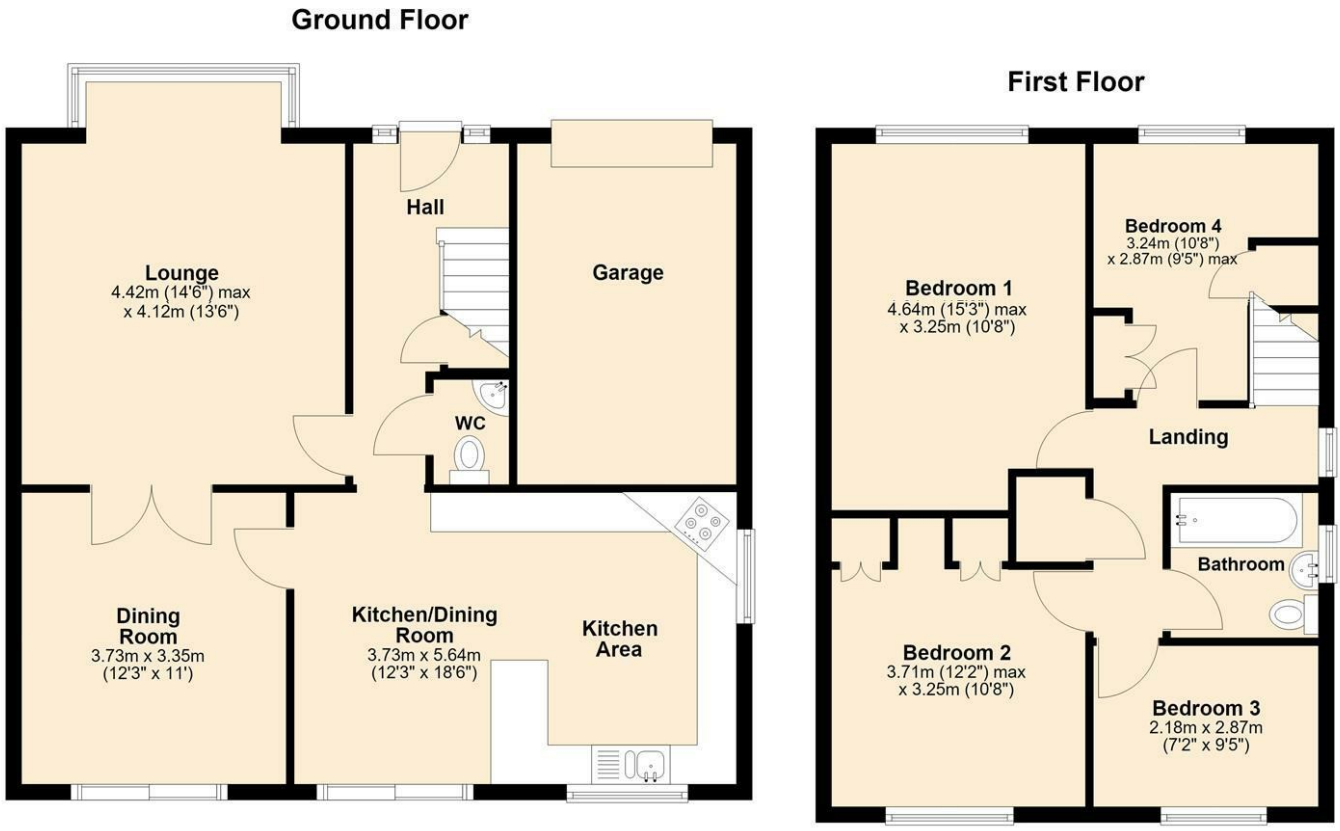
Whitakers Estate Agent Declaration:
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

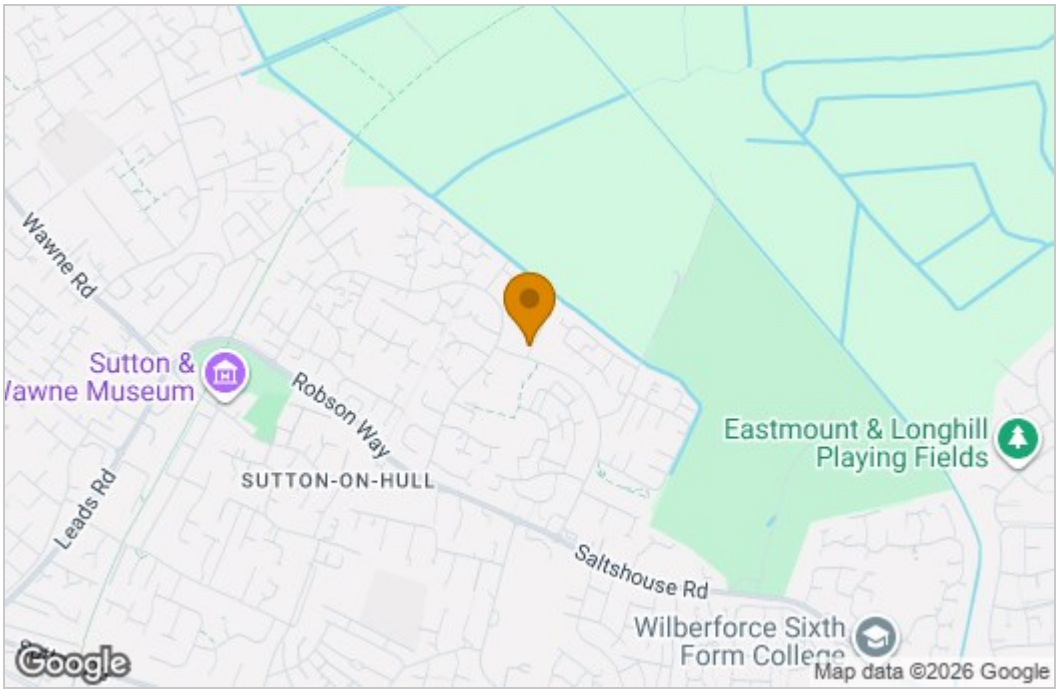
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AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

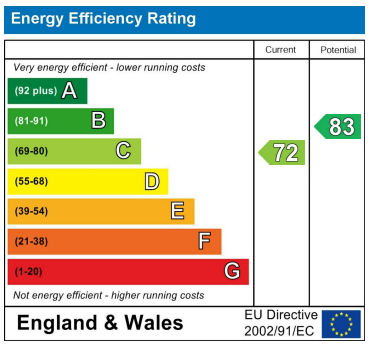
Floor Plan

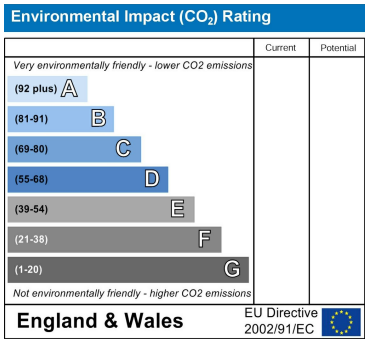


Area Map



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.

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