

Whitakers

Estate Agents



26 Honley Wood Close, HULL, HU7 4ZP

Offers In The Region Of £230,000

Whitakers are delighted to bring this 5 bedroom link detached modern family home to the market.

Presented in "move-in" condition, the property has been much improved and modified by the current owners and offers spacious and flexible family accommodation in a most popular location.

Situated on a quiet cul-de-sac on the popular Castle Grange development, well positioned for highly regarded local schools and a short drive from the wealth of facilities of Kingswood Retail Park, the property briefly comprises; entrance hallway, 28ft through lounge/dining room, modern fitted kitchen, utility room and downstairs cloakroom to the ground floor whilst to the first floor there are 5 bedrooms, the master being en-suite together with a family bathroom.

Having the additional benefit of driveway parking and a detached garage together with a lovely low maintenance rear garden with snug, the property also features gas central heating and uPVC glazing throughout, internal inspection is highly recommended!

The Accommodation Comprises

Entrance Hallway



Covered porch with composite door into entrance hallway with laminate flooring, central heating radiator and under stair cupboard.

Dining Area 12'3 x 8'7 (3.73m x 2.62m)



Door from entrance hallway into dining area with uPVC front bay window, laminate flooring and central heating radiator. Opens through into.....

Lounge 15'6 x 12' (4.72m x 3.66m)

Continuation of laminate flooring, central heating radiator, feature fireplace and uPVC French doors into rear garden.

Kitchen 9'10 x 12'4 (3.00m x 3.76m)



With a range of contemporary fitted wall, base and tower units, contrasting work surfaces and tiled splash backs. 5 ring gas hob with extractor over and electric fan oven below, composite sink/drainers with mixer taps over and integrated under counter fridge and dish washer. Breakfast bar, laminate flooring, central heating radiator and uPVC window to front aspect. Door into.....

Utility Room 7'8 x 6'1 (2.34m x 1.85m)



With fitted base units and contrasting work surfaces and plumbing for automatic washing machine and drier. Wall mounted recently

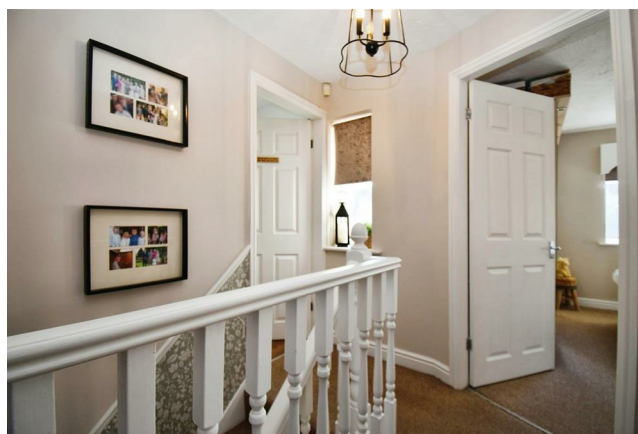
installed central heating boiler housed within matching unit, laminate flooring and composite door into rear garden. Internal door into...

Downstairs Cloakroom 6' x 3' (1.83m x 0.91m)



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

First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and uPVC window to rear aspect.

Bedroom One 10'10 x 12' (3.30m x 3.66m)



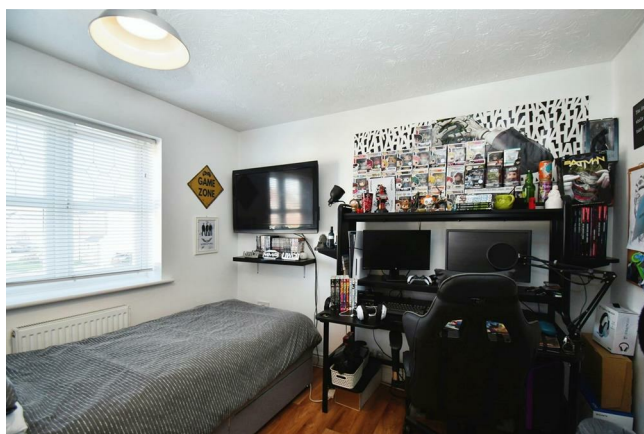
With carpeted flooring, central heating radiator and uPVC window to rear garden with door into....

En-suite



Comprising extended panelled shower cubicle with mains shower and glazed door, low flush wc and hand wash basin. Chrome heated towel rail, tiled walls, laminate flooring and uPVC window to side aspect.

Bedroom Two 10' x 7'8 (3.05m x 2.34m)



With wood effect vinyl flooring, central heating radiator, uPVC window to front aspect and built in storage cupboard.

Bedroom Three 8'6 x 7'8 (2.59m x 2.34m)



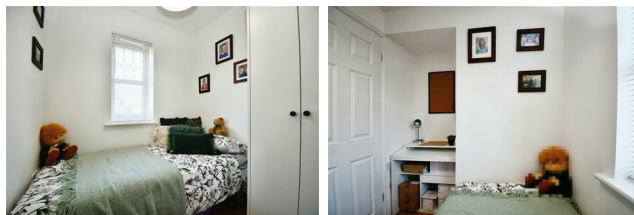
With laminate flooring, central heating radiator and uPVC window to rear aspect.

Bedroom Four 9'3 x 8'5 (2.82m x 2.57m)



With wood effect vinyl flooring, central heating radiator and uPVC window to rear front.

Bedroom Five 8'4 max x 5'9 (2.54m max x 1.75m)



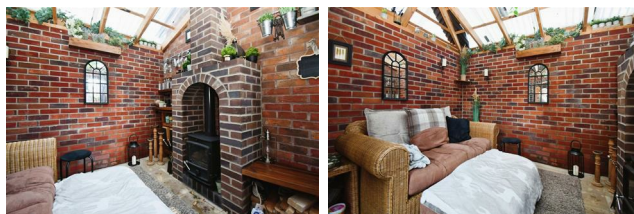
With wood effect vinyl flooring, central heating radiator and uPVC window to front aspect.

Family Bathroom 8'7 x 4'8 (2.62m x 1.42m)



Panel bath with mixer taps and hand held shower, low flush wc and hand wash basin. Central heating radiator, water resistant wood flooring half panelled walls and uPVC window to side aspect.

Garden Room/Snug 8'8 x 9'10 (2.64m x 3.00m)



Cozy garden room/Snug with log burner and double doors into garden

Outside



To the front of the garden is a lawned garden with mature beds and a side driveway providing off road parking for 2/3 vehicles leading to the detached garage. Side gate access leads to the private enclosed rear garden with artificial lawn, paved patio areas and block paving and raised borders whilst fencing to perimeters and mature trees afford a good level of privacy.

Garage

Situated at the foot of the driveway with roller door and electric supply.

Tenure

The property is Freehold

Council Tax

Council Tax band D

Kingston upon Hull City Council

EPC

EPC 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 - Low

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

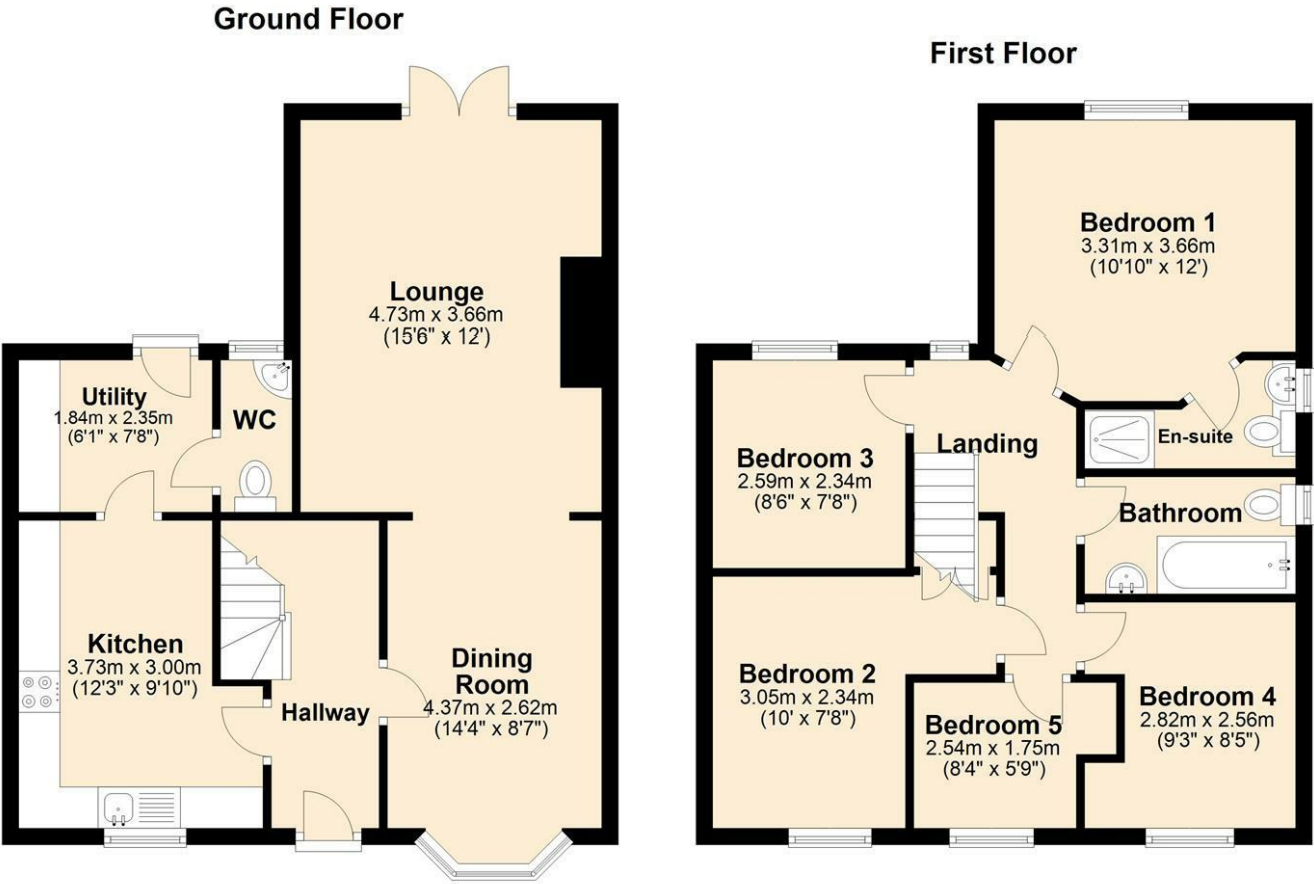
Planning - None specific to this property

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

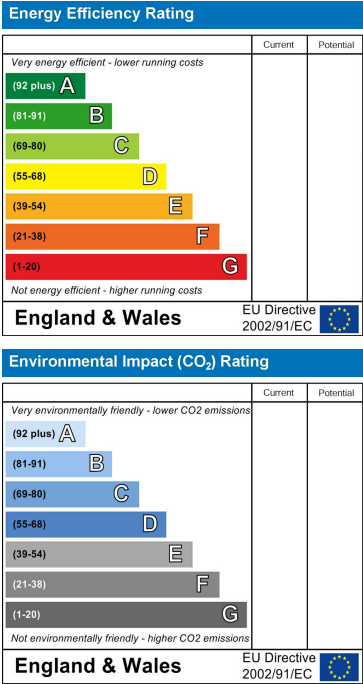


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.