

# Whitakers

Estate Agents



## 16 Shinewater Park, Hull, HU7 3GG

**£280,000**

SITUATED ON THE EVER POPULAR KINGSWOOD DEVELOPMENT, HANDILY PLACED FOR ALL OF THE FABULOUS SHOPPING, LEISURE AND EDUCATIONAL AMENITIES IT HAS TO OFFER, THIS FOUR BEDROOM, THREE BATHROOM DETACHED PROPERTY IS AN IDEAL OPPORTUNITY FOR THE GROWING FAMILY.

A NICE SPACIOUS PROPERTY, THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, DOWNSTAIRS WC, LOUNGE, FITTED FAMILY/KITCHEN WITH APPLIANCES, THREE FIRST FLOOR BEDROOMS OF EXCELLENT PROPORTION, EN-SUITE AND A ROOMY BATHROOM WITH CONTEMPORARY SUITE. TO THE TOP FLOOR IS AN IMPRESSIVE MASTER BEDROOM WITH A GOOD SIZED EN-SUITE.

HAVING THE EXPECTED GAS CENTRAL HEATING SYSTEM TO RADIATORS AND DOUBLE GLAZING, THE PROPERTY IS SET WITHIN LOW MAINTENANCE GARDENS WITH SIDE DRIVE LEADING TO THE GARAGE. THE PROPERTY ALSO HAS SOLAR PANELS OFFERING LOWER ENERGY COSTS.

INTERNAL INSPECTION WILL NOT DISAPPOINT.



The Accommodation Comprises;

#### Entrance Hallway



Composite entrance door, radiator, staircase to the landing off and laminate.

#### Downstairs WC



uPVC window to the front aspect, laminate flooring, radiator, low flush WC and a wash basin.

#### Lounge 18'4" x 10'9" (5.59 x 3.30)



uPVC bay window to the front aspect, 2 x radiators and carpeted flooring.

#### Kitchen/Diner/Family Room 12'9" x 17'9" (3.91 x 5.43)



Spacious kitchen/family room offers; uPVC window and French doors to the rear aspect, radiator, fitted with a range of base wall and drawer units with fitted contrasting worktops and tiled splash backs, composite drainer sink unit, mixer tap, double electric oven and hob with a

cooker hood over, integrated washing machine, dish washer and fridge/ freezer, laminate flooring

#### First Floor Landing



Storage cupboard and carpeted flooring leading onto the;

#### Bedroom Two 13'10" x 10'11" (4.24 x 3.34)



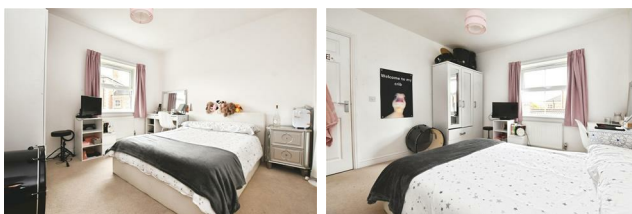
uPVC window to the front aspect, radiator, carpeted flooring and fitted wardrobes leading into the;

#### En-Suite



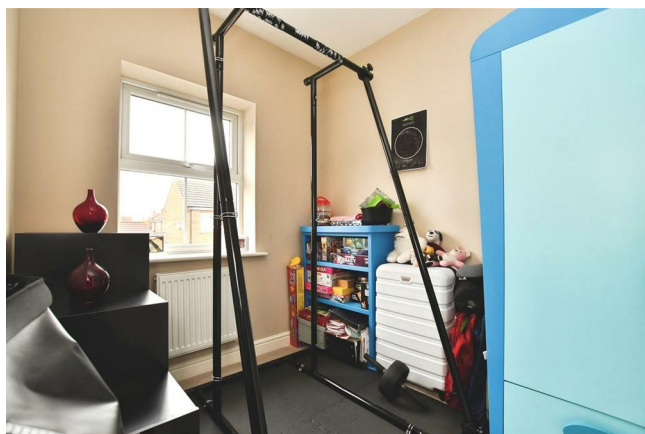
Walk-in shower cubicle, wash basin, low flush WC, partially tiled walls with laminate flooring.

#### Bedroom Three 11'3" x 11'0" (3.43 x 3.37 )



Upvc window to the rear aspect, radiator and carpeted flooring.

### Bedroom Four 7'8" x 6'6" (2.36 x 2.00)



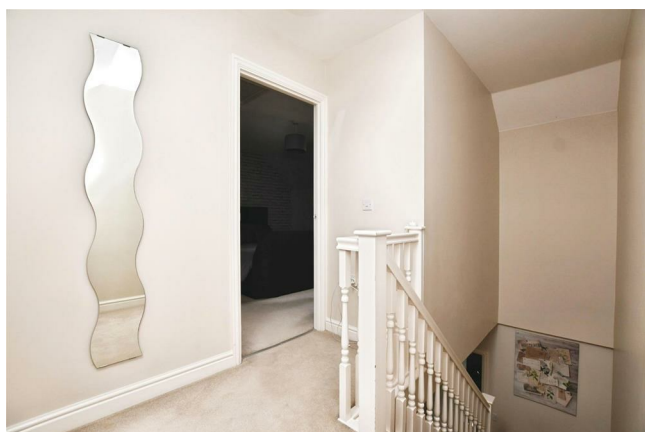
Upvc window to the front aspect, radiator and carpeted flooring.

### Bathroom



Partially tiled and fitted with a three piece suite comprising panelled bath with a mixer tap, pedestal wash basin and a low flush WC, laminate flooring and uPVC to the rear aspect.

### Second Floor Landing



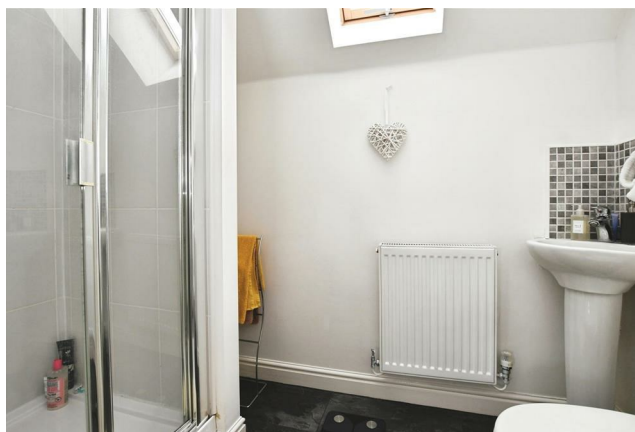
Velux window, radiator and carpeted flooring.

### Master Bedroom 10'5" x 14'3" (3.18 x 4.36 )



uPVC window to the front aspect, carpeted flooring, fitted wardrobes, radiator and hatch giving access to the loft.

### En-Suite



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

### Gardens



To the front of the property is a small low maintenance garden with paved walkway to the rear access and concrete driveway leading to the garage. To the rear is a well proportioned garden with mature plants, decked patio area and laid to lawn with wooden fence boundary.

### Garage

The single garage is located to the side of the property with additional parking to the front with electric supply.

### Tenure

This property is Freehold.

### Council Tax

Hull City Council  
Band 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.

#### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic

6 Mbps Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

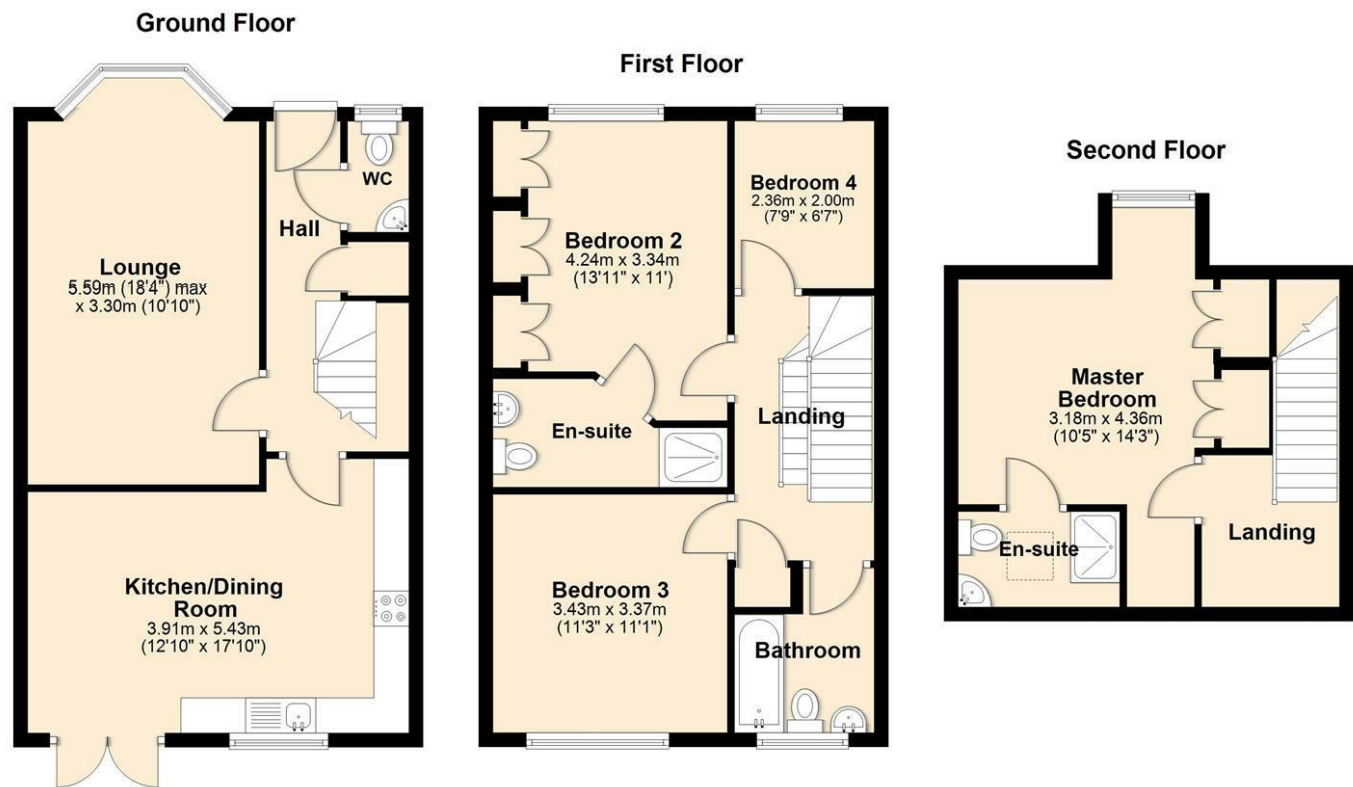
Planning - No

#### Whitakers Estate Agent Declaration:

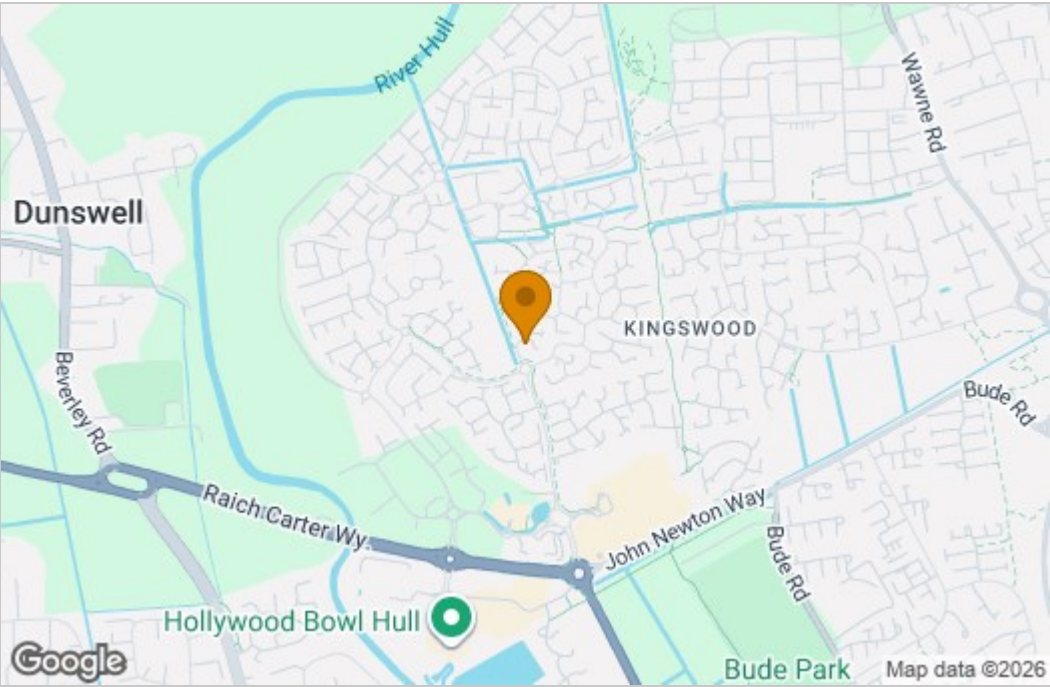
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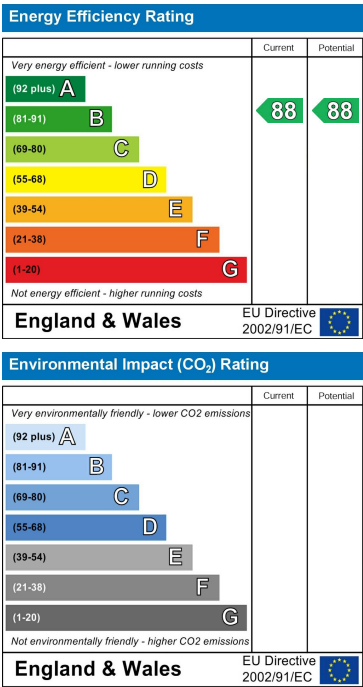
Floor Plan



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.