

Whitakers

Estate Agents



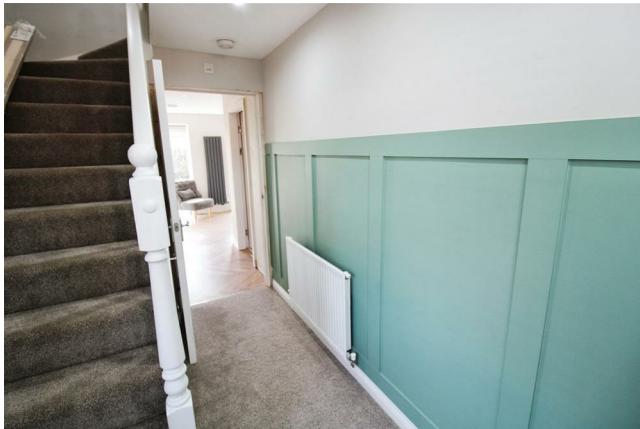
18 Halecroft Park, Hull, HU7 3GQ

Offers In The Region Of £189,950

Beautifully presented and representing lovely modern day living, this versatile property is laid out over three floors and is located handily for all of the fabulous shopping and leisure amenities that the sought after Kingswood development has to offer. The accommodation has been re-configured by the present owners and briefly comprises reception hall, cloak room, lounge and utility area (which can easily be returned to its original design of bedroom three) and entertainment room to the ground floor, lounge and fitted kitchen with appliances to the first floor and two bedrooms of good proportion to the top floor with en suite facilities to the master and a family bathroom. With gas central heating to radiators and double glazing, the property enjoys under floor heating to the lounge area and cloak room on the ground floor and a sound system and light sensors are installed. Lending itself to a multitude of requirements internal inspections are invited.

Ground Floor

Entrance Hall



With staircase off, window to the side aspect, a radiator and sensor activated spotlights to the ceiling.

Cloak Room

A low level wc unit, wash hand basin, a radiator and there is under floor heating.

Lounge 14'7" x 9'0" (4.45 x 2.75)



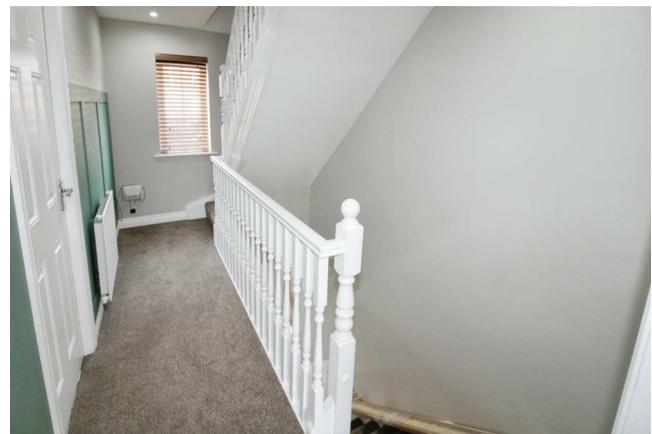
Having French doors and screens with electronically controlled blinds to the rear aspect giving access to the rear garden, under floor heating below laminate flooring., spotlights to the ceiling and speakers for the sound system. There is a built in cupboard housing a plumbed automatic washing machine and a wine cooler and a tall contemporary style radiator. This area was originally designed to accommodate a utility area and ground floor bedroom three and can be re-configured to return it back to its former lay out.

Entertainment Room 10'9" x 7'6" (3.30 x 2.30)



Again with laminate flooring, spotlights and speakers to the ceiling, a tall contemporary style radiator and a built in bar area

First Floor Landing



With sensor activated spotlights to the ceiling

Lounge 14'7" x 14'1" (4.45 x 4.30)



Window to the rear aspect, laminate flooring, spotlights and speakers to the ceiling.

Fitted Kitchen 11'9" x 7'10" (3.60 x 2.40)



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel one and a half bowl sink unit with telescopic mixer tap. Window to the front aspect, a radiator, spotlights to the ceiling and integrated appliances include an electric oven, four ring gas hob, a stainless steel over head extractor canopy and a dishwasher.

Top Floor Landing

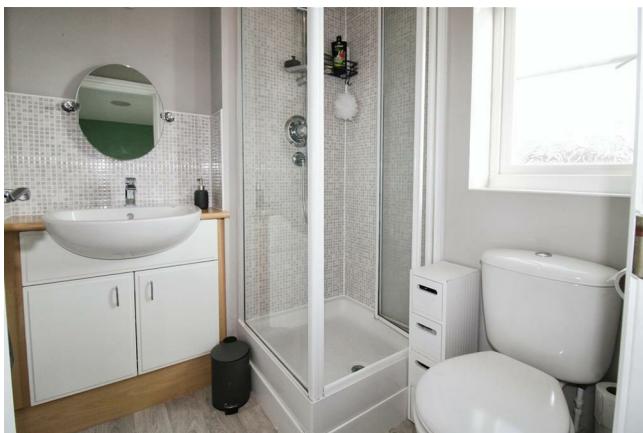
With sensor activated spotlights to the ceiling.

Bedroom One 12'9" x 8'10" (3.89m x 2.70)



Window to the rear aspect, fitted wardrobes with sliding doors and a radiator.

En Suite 5'8" x 5'2" (1.75 x 1.60)



Plumbed shower unit within an independent enclosure, wash hand basin within a vanity unit and a low level wc. Spotlights to the ceiling and a radiator.

Bathroom 6'11" x 5'8" (2.12 x 1.75)



A white suite to comprise panelled bath, wash hand basin within a vanity unit and a low level wc. Shower attachment to the bath, partially tiled walls, a radiator and spotlights and speakers to the ceiling.

Bedroom Two 11'1" x 10'9" max (3.40 x 3.30 max)



Window to the front aspect, a radiator and a built in storage cupboard.

Gardens



To the front of the property is an open plan garden laid to decorative aggregates and to the rear an enclosed garden laid to paved patio, decorative aggregates, a decking seating area and there is a garden shed.

Off Street Car Parking

The front of the property provides provision for two vehicles.

Garage

The garage has an electrically controlled roller shutter vehicular door and is used as a storage area to the front only. The rear of the garage is currently converted to the entertainment room.

Council Tax
Hull City Council - band C

Tenure
This property is Freehold

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

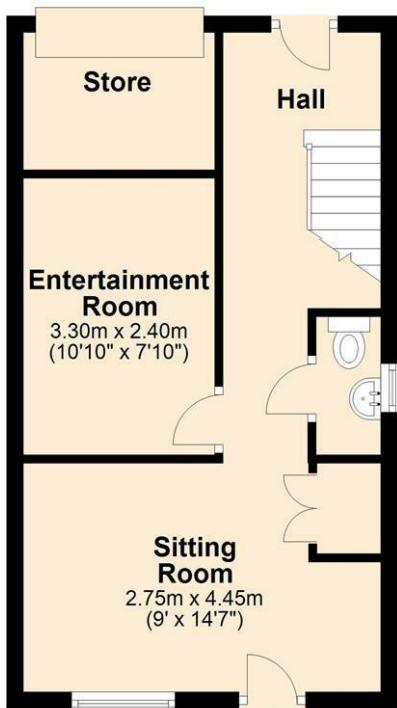
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:
Construction - Brick and tile
Conservation Area - No
Flood Risk - Very low
Mobile Coverage/Signal - EE, Vodafone, Three and O2
Broadband - Basic 2 Mpbs Ultrafast 1000 Mpbs
Coastal Erosion - not applicable
Coalfield or Mining Area - not applicable
Planning - not applicable

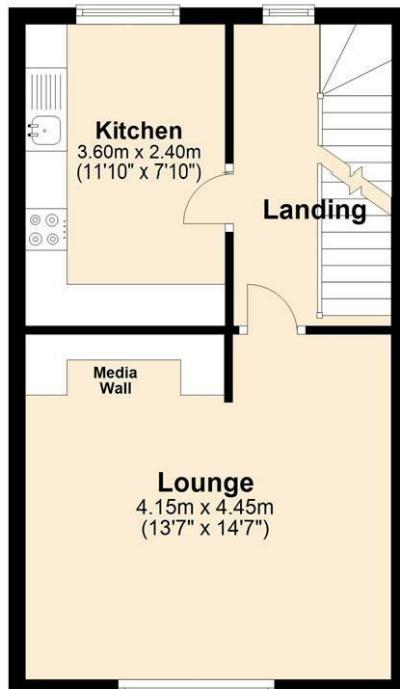
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Floor Plan

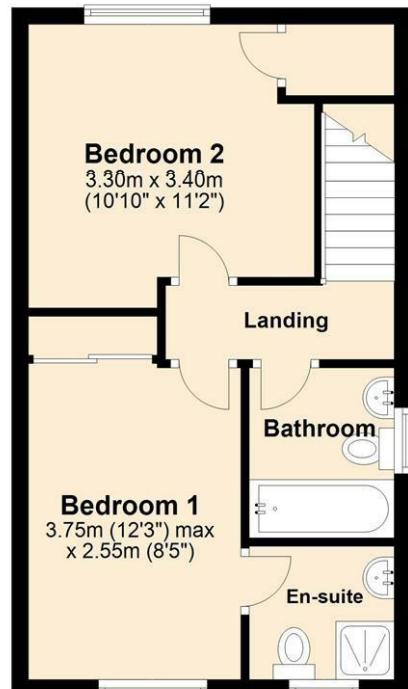
Ground Floor



First Floor

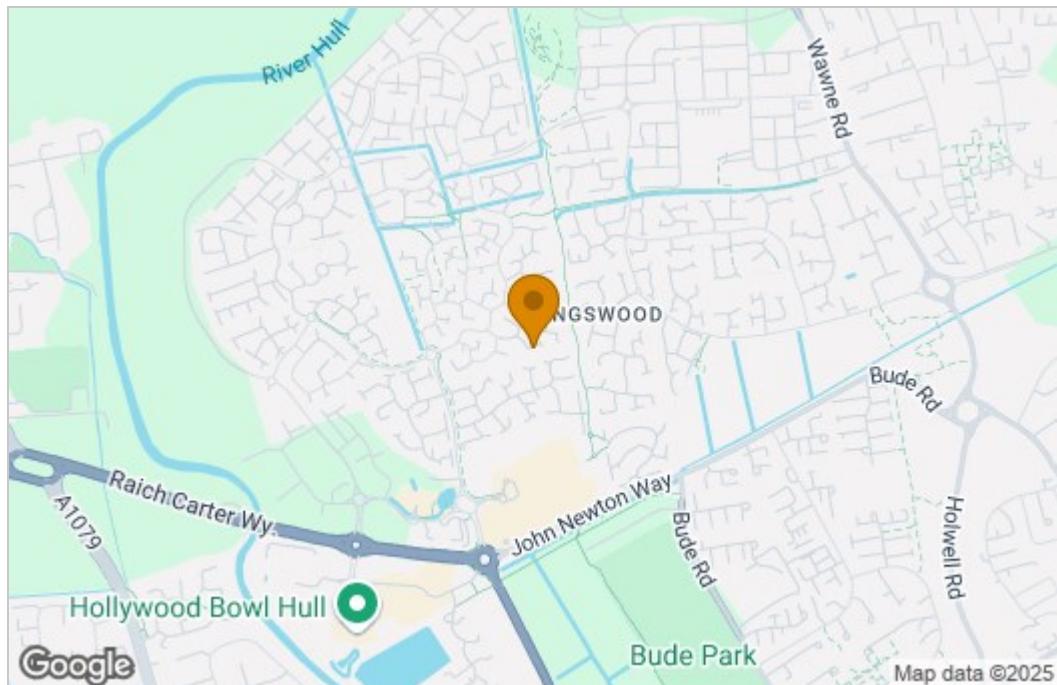


Second Floor

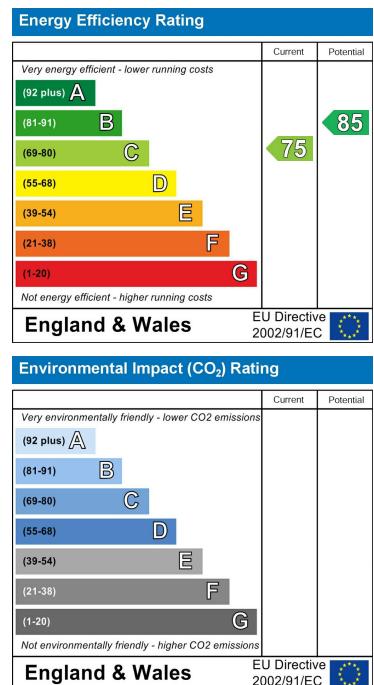


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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