

# Whitakers

Estate Agents



## 1 Blackhall Close, Hull, HU7 3HN

**£210,000**

Brought to the market with NO CHAIN involved!

This five bedrooms detached house is ideal for a growing family! Benefiting from off street parking to the front! The property is situated on this corner plot in a quiet cul-de-sac location close by to Kingswood Retail Park! Installed with gas central heating and double glazing.

Accommodation briefly comprises; entrance hall, lounge, conservatory, kitchen and family room to the ground floor. The first floor comprises; four bedrooms, en suite to master and a bathroom. From the landing are fixed stairs to bedroom five.

To the front of the property is a large front graveled garden which provides off street parking. To the rear is a fully enclosed garden with lawn and patio.

The accommodation comprises:

#### Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, tiled flooring, under stairs storage cupboard and staircase to the landing off.

#### WC

Low flush WC and wash basin.

Lounge 16'7" x 10'8" (5.07 x 3.26)



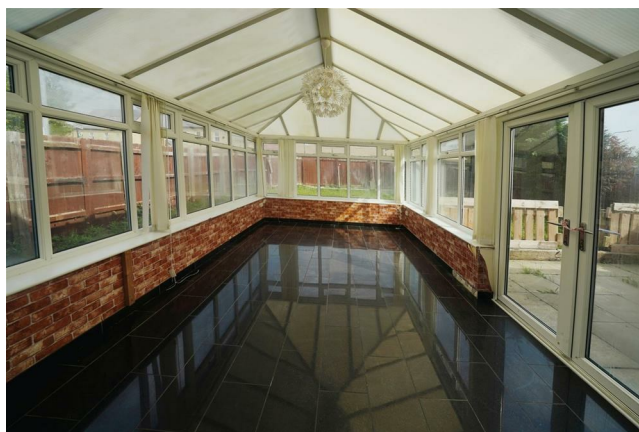
Upvc double glazed bay window and a gas central heating radiator.

Dining room 9'10" x 9'3" (3.00 x 2.84)



Double glazed patio doors, gas central heating radiator, coved ceiling and laminate flooring.

Conservatory 19'0" x 11'3" (5.80 x 3.45)

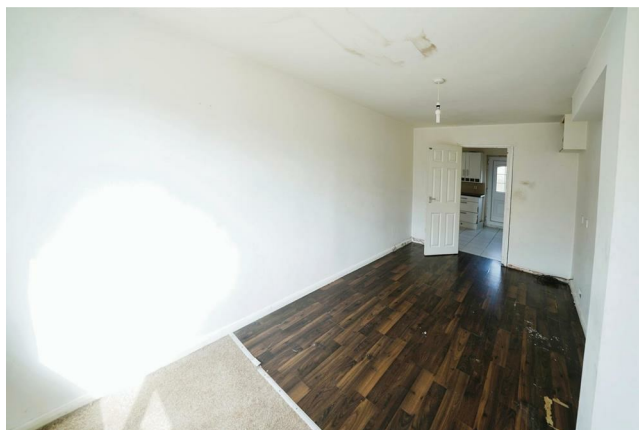


Upvc double glazed windows and double doors and tiled flooring.

Kitchen 15'11" x 9'8" (4.86 x 2.96)

Two Upvc double glazed windows, rear entrance door, gas central heating radiator, a range of base wall and drawer units with fitted worktops, single drainer sink unit.

Playroom 16'4" x 7'6" (5.00 x 2.29)

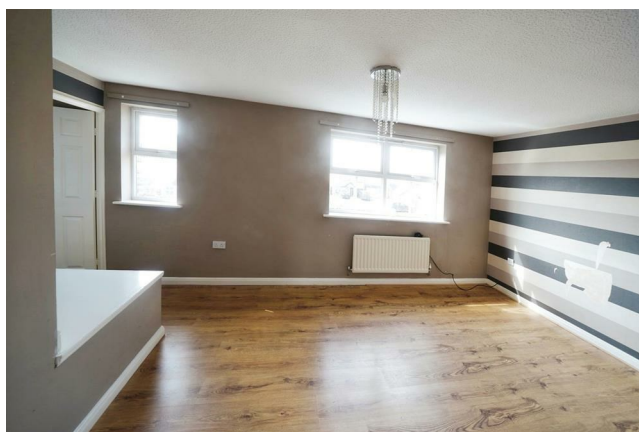


Upvc double glazed window.

#### Landing

Staircase leading to the second floor off.

Bedroom 1 17'0" x 9'11" (5.20 x 3.04)



Two Upvc double glazed windows, gas central heating radiator and laminate flooring.



### En suite



Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC.

### Bedroom 2 14'2" x 8'8" (4.32 x 2.66)



Upvc double glazed window and a gas central heating radiator.

### Bedroom 3 10'11" x 8'2" (3.33 x 2.50)



Upvc double glazed window and a gas central heating radiator.

### Bedroom 4 8'4" x 8'3" (2.55 x 2.54)



Upvc double glazed window and a gas central heating radiator.

### Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower, pedestal wash basin and a low flush WC, and an extractor fan.

Landing  
Leads to:

### Bedroom 5 17'8" x 22'7" (5.39 x 6.9)

Four Velux type windows and storage cupboards.

### Gardens



The property is situated on a corner plot with off street parking and an enclosed rear garden.

### 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 and tile

Conservation Area - not applicable

Flood Risk - low

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

Broadband - 8 Mbps and Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - 04/00204/FULL | (24-06-2004)

Status: Unknown

Erection of a conservatory to rear (Temporary Description).

06/01600/FULL | (10-11-2006)

Status: Application Permitted

Erection of two storey rear extension (3.6m long x 5.2m wide x 7m max height; 11'9" x 17' x 23').

05/00661/FULL | (16-05-2005)

Status: Application Permitted

Retention of conservatory.

#### Whitakers Estate Agent Declaration:

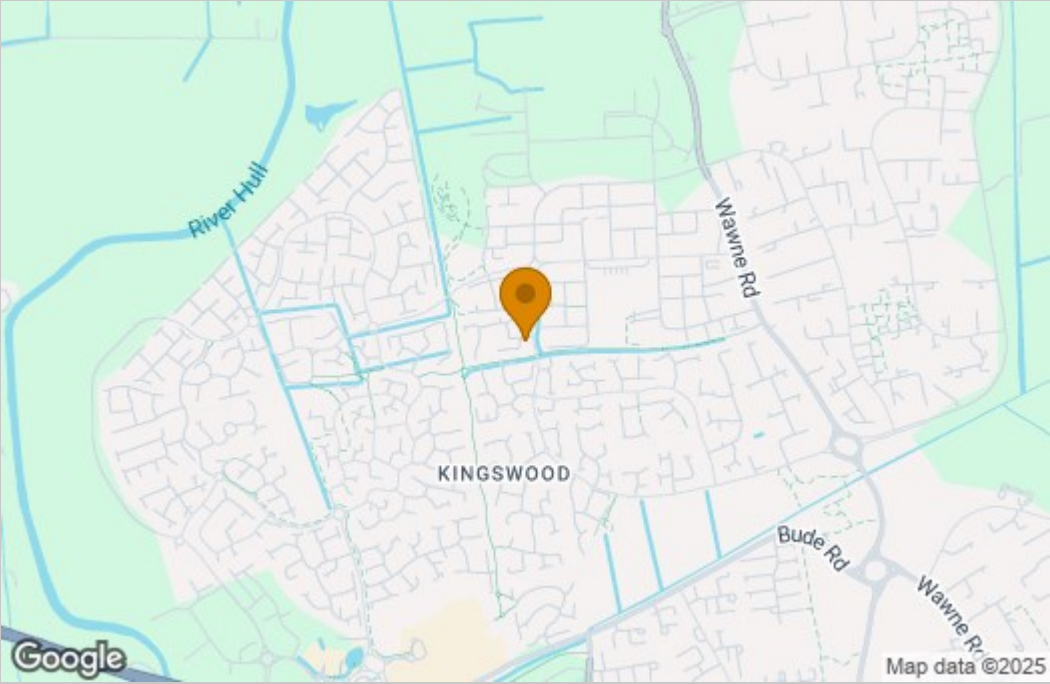
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Floor Plan

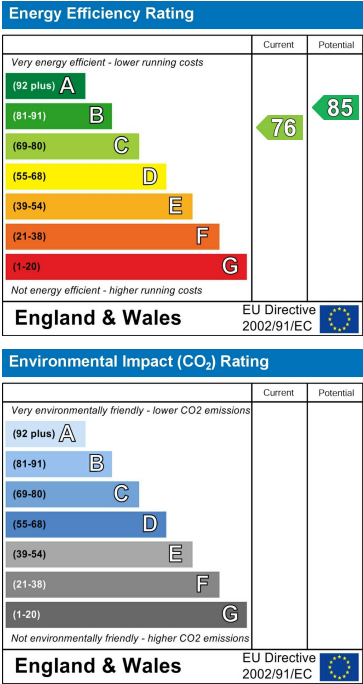


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.