

# Whitakers

Estate Agents



## 1 Taillar Road, Hull, HU12 8GU

**Asking Price £350,000**

Extended executive style modern detached residence situated in a prime position on a popular development within the East Hull Town of Hedon.

The beautifully presented accommodation briefly comprises: entrance hall, cloakroom / W.C., study, lounge, 'L' shaped living dining room, fitted breakfast kitchen and utility room to the ground floor with four double bedrooms - the principal bedroom having an en-suite shower room and a family bathroom to the first floor.

There is a double width private driveway with an EV fitted charging unit leading to a converted garage which now provides a home office with separate storage area, whilst to the rear of the property there is a landscaped enclosed garden.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is most highly recommended.

Council Tax Band 'E'.



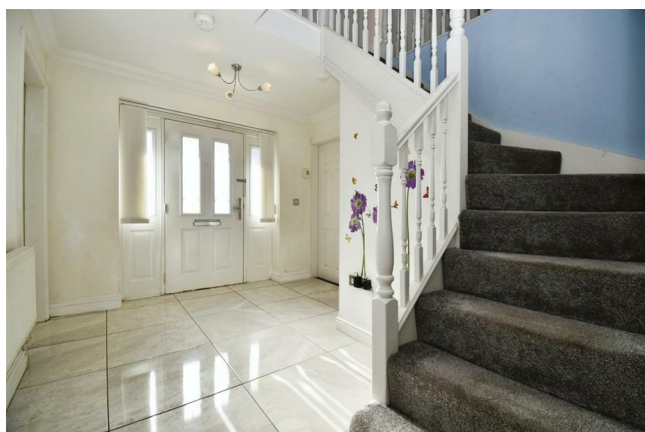
## The Accommodation Comprises

### Front External



### Ground Floor

#### Entrance Hall



An external composite entrance door with two obscured double glazed panel inserts with matching side-lights leads into the entrance hall. Having a ceramic tiled finish to the floor complete with underfloor heating, coving to the ceiling, a central heating radiator and where a flight of stairs lead to the first floor accommodation beneath which there is a built-in cloaks cupboard.

#### Cloakroom / W.C.



Being fitted with a two piece suite in white

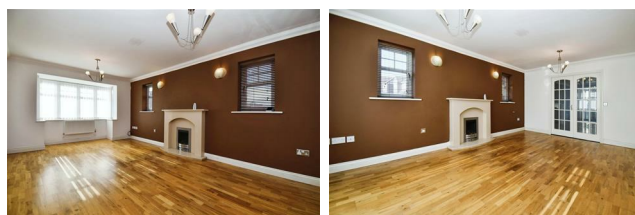
comprising: low level W.C. suite with button push flush and a vanity wash hand basin with mixer tap and fitted cabinet below with a tiled splashback finish to the wall. There is a chrome effect vertical ladder style radiator, a wall mounted consumer unit, an obscured double glazed Upvc window to the side elevation and a ceramic tiled finish to the floor.

Study 8'11" x 6'5" (2.74m x 1.96m)



Having a wooden finish to the floor, a central heating radiator and a Upvc double glazed window to the front elevation.

Lounge 17'9" (not including bay window) x 11'2" (5.43m (not including bay window) x 3.42m)



Double doors lead from the entrance hall into the lounge. The focal point of the room being the feature fireplace with a marble effect surround, back and hearth with inset coal effect 'living flame' gas fire within a chrome effect grate. Having a wooden finish to the floor, coving to the ceiling, two central heating radiators, a Upvc double glazed square bay window to the front elevation and two Upvc double glazed windows to the side elevation.

'L' Shaped Living / Dining Room 20'5" (to 8'7") x 18'8" (to 11'3") (6.24m (to 2.62m) x 5.69m (to 3.43m))



Wooden and glazed double doors lead from the lounge into the 'L' shaped living dining room. Having a ceramic tiled finish to the floor complete with underfloor heating, partial coving and recessed spotlighting to the ceiling, two central heating radiators, Upvc double glazed 'French' doors with matching side-lights to the rear elevation, Upvc double glazed 'French' doors to the side elevation, a Upvc double glazed window to the rear elevation and a double glazed 'Velux' style window to the angled ceiling.

Breakfast Kitchen 16'1" (to 9'1") x 12'7" (to 8'1") (4.91m (to 2.79m) x 3.84m (to 2.48m))



Being fitted with a comprehensive range of quality fitted units in an oak effect finish with brushed steel effect fittings comprising; wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over which incorporates a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Neff' electric oven, four ring gas hob with a concealed extractor hood above, an integrated dishwasher, and an integrated counter style fridge. There is a tiled splashback finish to the walls, recessed spotlighting to the ceiling, a ceramic tiled finish to the floor complete with underfloor heating, a central heating radiator and two Upvc double glazed internal windows to the rear elevation looking into the 'L' shaped living dining room.

Utility Room 6'5" x 5'5" (1.96 x 1.67m)



Being fitted with a range of units in an oak finish with brushed steel effect fittings comprising: wall mounted eye-level units with frosted glazed fronted doors, and a base unit with a complementary fitted worksurface over which incorporates a stainless steel sink and drainer unit with mixer tap and beneath which there is plumbing for an automatic washing machine and space for a counter style fridge / condenser tumble dryer. There is a wall mounted 'Ideal icos' boiler, an extractor fan unit to the ceiling, a composite entrance door with two obscured double glazed panel inserts to the side elevation, a tiled splashback finish to the walls and a ceramic tiled finish to the floor.

#### Fist Floor Accommodation

##### Landing



Having a Upvc double glazed window to the front elevation, a central heating radiator and a loft hatch access to the ceiling.



Principal Bedroom 12'9" x 10'9" (3.89m x 3.30m)



Having fitted wardrobes, a central heating radiator, a Upvc double glazed window to the rear elevation, coving to the ceiling and a wood effect laminate finish to the floor.

En-Suite Shower Room



Being fitted with a walk-in double size shower enclosure with a mains shower having twin shower heads - one being a hand-held shower attachment and one of rainhead design, a sliding glazed door and twin vanity wash basins with mixer taps within fitted cabinet drawers below and having wall mounted mirror fronted fitted cabinets above. There is an obscured double glazed Upvc window to the rear elevation, a partially tiled finish to the walls and a ceramic tiled finish to the floor. A door leads to the separate W.C. which has a low level W.C. suite in white with a button push flush, an extractor fan unit, a ceramic tiled finish to the floor and a central heating radiator.

Bedroom Two 20'2" x 11'5" (6.16m x 3.49m)



Being extended and having a vaulted ceiling to the rear with double glazed 'Velux' style window. There are further Upvc double glazed windows to both the side and rear elevations, a built-in airing cupboard, a central heating radiator, and a wood effect laminate finish to the floor.

Bedroom Three 11'3" x 10'0" (3.45m x 3.05m)



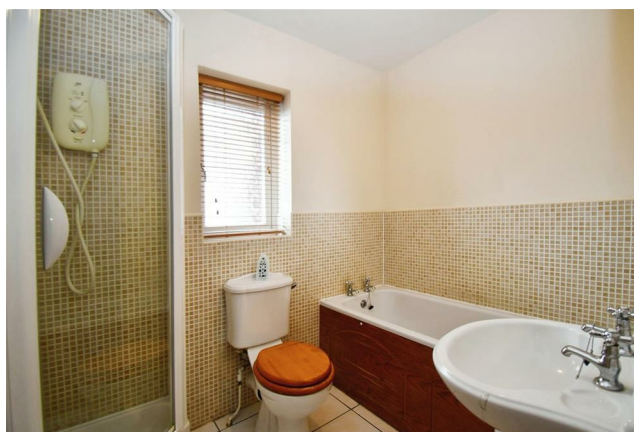
Having a Upvc double glazed window to the front elevation, a central heating radiator and a wood effect laminate finish to the floor.

Bedroom Four 10'1" x 7'5" (3.08m x 2.27m)



Having a Upvc double glazed window to the front elevation, a central heating radiator and a wood effect laminate finish to the floor.

Family Bathroom 7'11" x 5'7" (2.43m x 1.71m)



Being fitted with a three piece suite in white comprising: bath with wooden side panel, a separate corner shower enclosure with glazed doors and a 'Mira Sport' shower, a pedestal wash basin with mixer tap and a low level W.C. suite. There is a partially tiled finish to the walls, a ceramic tiled finish to the floor, an obscured double glazed Upvc window to the side elevation, an extractor fan unit and a central heating radiator.

## External



To the front of the property there is a double width private driveway providing off street parking for several vehicles together with an EV fitted charging unit. There is an area laid to lawn with low brick and wrought iron fencing to the boundaries together with hedging.

To the rear of the property there is an enclosed garden with areas laid to brick block set paving, lawn and a raised decked seating area with timber framed pergola. There is a range of planting and the garden is bounded by timber fencing.

Converted Garage / Home Office 17'3" (to 8'6") x 16'6" (to 11'3") (5.26m (to 2.61m) x 5.03m (to 3.45m))



The original double garage has been partially converted to create a home office with both power and lighting, a wood effect laminate finish to the floor, Upvc double glazed patio doors leading onto the rear garden and further Upvc double glazed windows to both the front and rear elevations. The remainder of the garage has been left to storage with an up-and-over access door.

## Tenure

The Tenure of this property is Freehold.

## Council Tax Band

Council Tax Band 'E'.

Local Authority - East Riding of Yorkshire.

## 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.

## Agents Notes

Services, fittings & equipment referred to in these sale 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.

## Additional Services

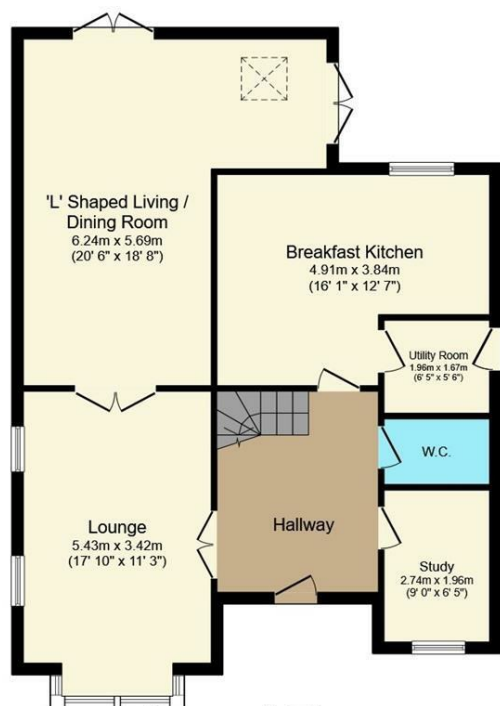
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

## 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



## Ground Floor

Floor area 85.9 sq.m. (925 sq.ft.) approx



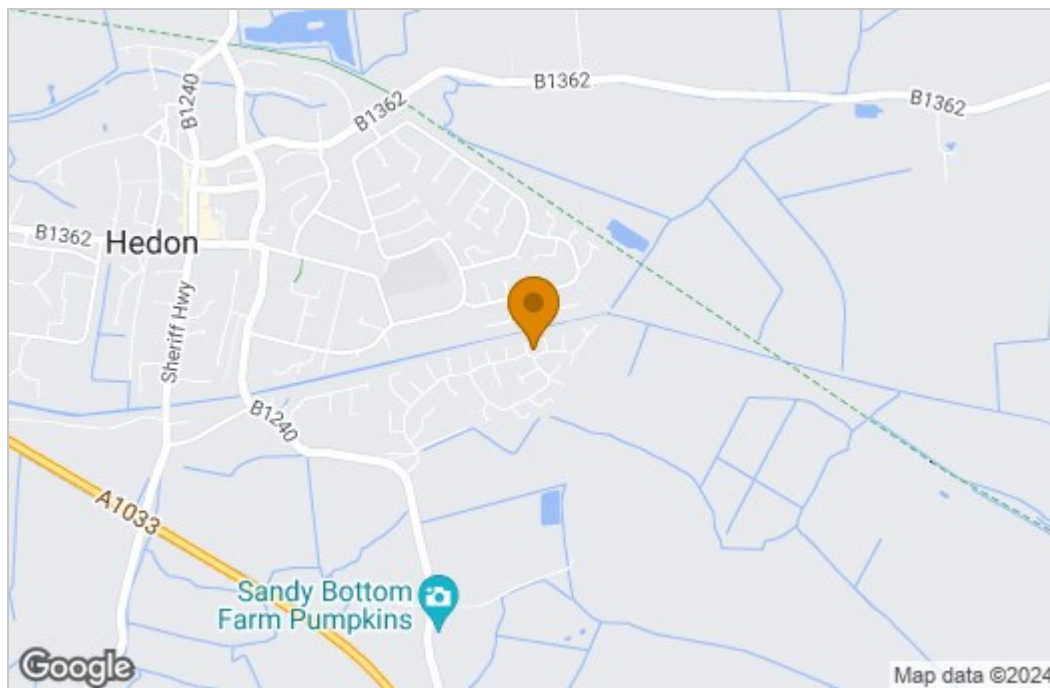
## First Floor

Floor area 79.7 sq.m. (858 sq.ft.) approx



Total floor area 165.6 sq.m. (1,783 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>76</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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