

# Whitakers

Estate Agents



**8 Broadland Drive, Hull, HU9 4TG**

**Offers Over £250,000**

LOCATED ON THIS POPULAR AND SOUGHT AFTER DEVELOPMENT TO THE EAST OF THE CITY THIS DETACHED PROPERTY BOASTS FOUR BEDROOMS, MASTER EN SUITE FACILITIES, TWO BATHROOMS AND A LARGE CONSERVATORY.

Occupying an impressive plot, the accommodation briefly comprises reception hall, lounge, dining room, fitted kitchen, utility room, ground floor bathroom and the conservatory and there are four bedrooms of good proportion to the first floor with the master enjoying en suite amenities and there is a family bathroom. With gas central heating to radiators, double glazing and air conditioning and under floor heating to the conservatory, the property stands in gardens of good proportion with plenty of off street parking facilities

A FABULOUS OPPORTUNITY FOR THE GROWING FAMILY, INTERNAL INSPECTIONS ARE INVITED IN ORDER TO APPRECAITE THE SIZE OF THE SPACE ON OFFER.

## Reception Hall



With laminate flooring, radiator and access to:

## Utility



Plumbing for an automatic washing machine and an extractor unit.

## Lounge 15'3" x 13'1" (4.66 x 4.00)



Laminate flooring, coal effect gas fire, a radiator and Patio Doors give access to:

## Conservatory 19'1" x 9'6" (5.82 x 2.92)



Of excellent proportion and having air conditioning, under floor heating and French doors giving access to the rear garden.

## Kitchen 16'4" x 16'0" max (5.00 x 4.90 max)



An extensive range of fitted floor and wall units with contrasting preparation surfaces incorporating a ceramic "Belfast" style sink unit with Victorian effect mixer tap. Windows to two aspects, laminate flooring, partially tiled walls, two extractor units over a cooking range in situ and there is a built in dishwasher. Opens to;

## Dining Room



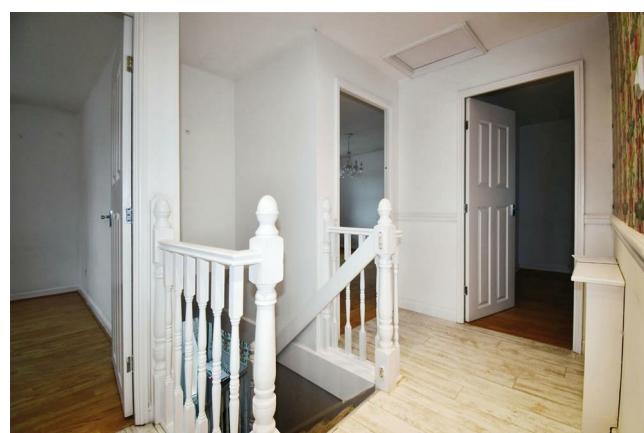
Window to the side aspect and laminate flooring.

## Ground Floor Bathroom



A white suite to comprise a "slipper bath" with Victorian style telephone effect shower unit, wash hand basin with pedestal and a low level wc Contemporary style radiator and laminate flooring.

## Landing



Laminate flooring, spotlights to the ceiling and a radiator.

Bedroom One 13'6" x 13'3" (4.12 x 4.05)



Windows to two aspects, laminate flooring and a radiator.

En Suite



Round bowl sink unit with water fall tap within a vanity unit, dual flush low level wc and a radiator. Plumbed shower unit within an independent enclosure, extractor unit and an airing cupboard.

Bedroom Two 12'2" x 12'2" (3.72 x 3.72)



Window to the rear aspect, laminate flooring, a radiator and clothes hanging facilities.

Bedroom Three 11'4" x 10'4" (3.47 x 3.17)



Windows to two aspects, laminate flooring and a radiator.

Bedroom Four 10'11" x 8'6" (3.35 x 2.60)



Window to the side aspect, laminate flooring and a radiator.

First Floor Bathroom



A white suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc.. Tiled floor, half tiled walls and a radiator.

Gardens



The property occupies an impressive plot adjacent to a popular dog walking area and is laid mainly to decorative aggregates. With wrought iron fencing to the front perimeter, there is off road parking amenities and to the enclosed rear there is a summer house, a spacious storage shed with electricity supplied and a Wendy House.

Council Tax

Hull City Council - Band

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 under tiled roof

Conservation Area - No

Flood Risk -No

Mobile Coverage/Signal -Yes

Broadband - Fibre

Coastal Erosion -No

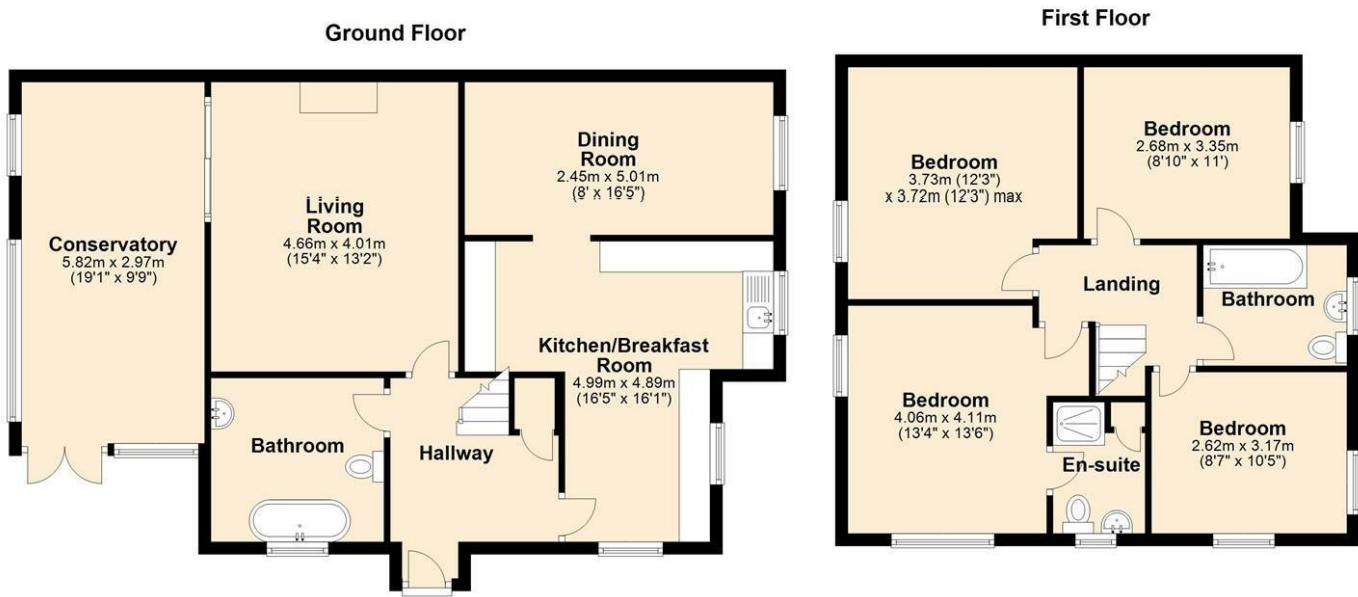
Coalfield or Mining Area -No

Planning -No

#### Whitakers Estate Agent Declaration:

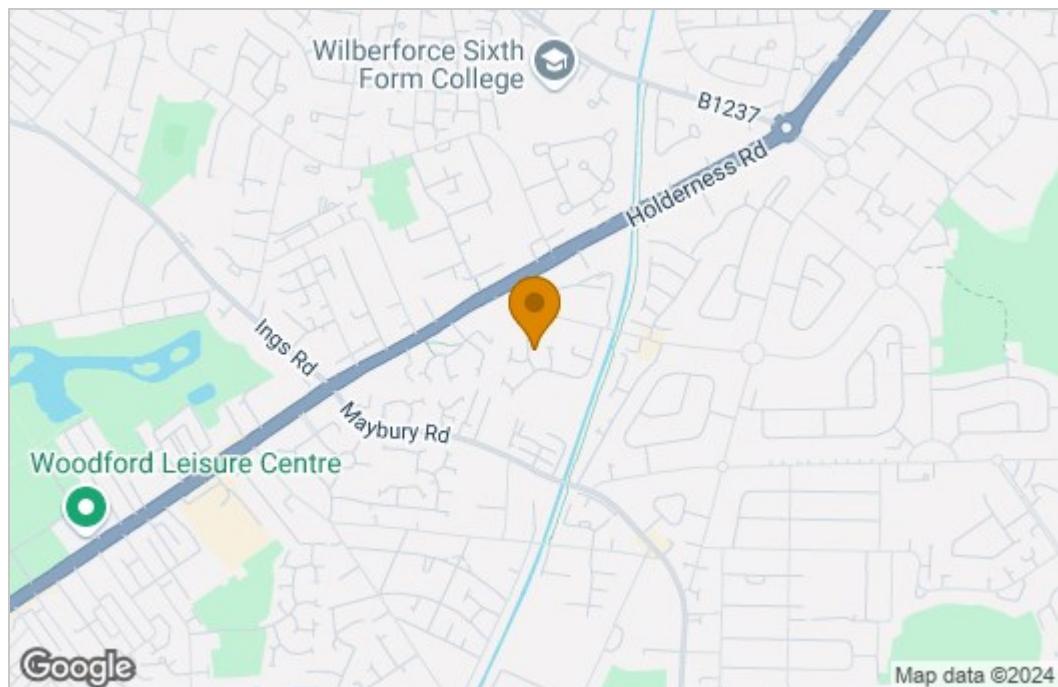
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## Floor Plan

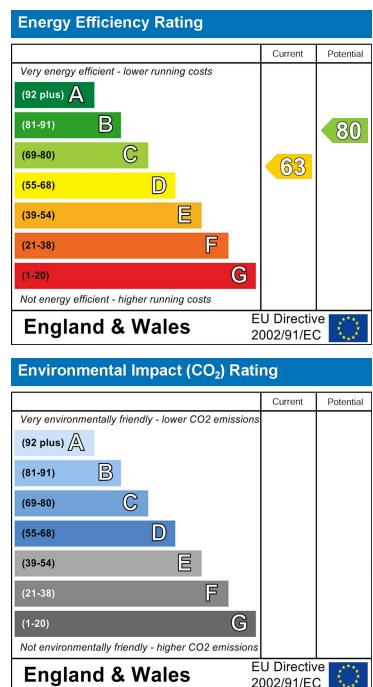


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.