Whitakers
Estate Agents

26 Windsor Park, Hull, HU7 3AA

Asking Price £350,000

PRESENTING THIS SPACIOUS FIVE BEDROOMED FAMILY HOME, SITUATED IN THE HEART OF KINGSWOOD AND WITHIN VERY CLOSE PROXIMITY TO THE WELL REGARDED SCHOOLS AND AMENITIES THE AREA HAS TO OFFER.

INTERNALLY, THE PROPERTY BOASTS MULTIPLE FAMILY SPACES THROUGHOUT THE GROUND FLOOR, PROVIDING EXCELLENT VERSATILITY FOR A GROWING FAMILY UNIT, AND SPACE FOR EVERYDAY LIFE. WELL PROPORTIONED FITTED KITCHEN, WITH ALL INTEGRATED APPLIANCES, AND A WELL POSITIONED CLOAK ROOM. THIS PROPERTY IS SPREAD OVER THREE FLOORS. TO THE FIRST FLOOR, COMPROMISES OF FOUR WELL PROPORTIONED BEDROOMS, A FAMILY BATHROOM, AND A JACK AND JILL STYLE EN SUITE WITH ACCESS FROM BEDROOM THREE AND FOUR. THE SECOND FLOOR BOASTS THE LARGE, WELL PRESENTED MASTER BEDROOM AND SECOND FLOOR BATHROOM.

EXTERNALLY, THE PROPERTY HAS A LARGE, LOW MAINTENANCE REAR GARDEN, COMPLETE WITH A GREENHOUSE. OFFERS A LARGE BRICK GARAGE, WITH OFF STREET PARKING AND SPACE FOR MULTIPLE VEHICLES. THIS PROPERTY IS THE PERFECT OPPORTUNITY FOR A GROWING FAMILY UNIT TO MOVE STRAIGHT INTO.

EARLY VIEWING IS ENCOURAGED TO APPRECIATE!

Entrance Hall
Tile flooring throughout with a double glazed door. Leads to:

Lounge

Well presented lounge with bay window to the front aspect. Carpeted with a radiator

Front Room / Dining Room

Additional sitting room, which could also be utilised as a separate dining room space. Carpeted, with a bay window to the front aspect and a radiator.

Cloak Room
Conveniently placed downstairs WC. Compromises of a hand basin, tile floor and low level WC.

Fitted Kitchen/Family Room

Compromises of French doors leading to the rear garden, with an additional open plan family room space, great for entertaining. Tile flooring throughout the kitchen, with carpet throughout the family room area. UPVC windows to the rear. Fitted kitchen comprises of a wide range of floor and wall units, with a range of contrasting worktop space, with all integrated appliances; dishwasher, washing machine, fridge freezer, microwave, oven and an electric hob, plus a stainless steel sink.

Master Bedroom

Generously sized master bedroom on the second floor of the property, leading to en-suite. Carpeted throughout with 2x UPVC windows to the front aspect.

Floor 2 En Suite

Master bedroom en-suite, situated on the second floor, with tile flooring , heated towel rail, comprises of low level WC, pedestal sink, with a bath and a separate shower with an independent closure.

Bedroom 2

Carpeted, with a radiator and window to the rear. Access to Jack and Jill style en-suite, which also leads to bedroom 3.

Bedroom 3

Carpeted with a radiator and UPVC window to the rear, a storage cupboard, and also leads to the Jack and Jill en-suite.

Floor 1 En suite

Jack and Jill effect en-suite with access from Bedroom 2 & 3. Compromises of pedestal sink, shower with independent closure, and a low level WC. Tile flooring throughout.

Family Bathroom

Tile flooring with partially tiled walls. Comprises of pedestal sink, bath and a low level WC, with a UPVC window to the front aspect.

Bedroom 4

Carpeted, with a radiator and UPVC window to the front aspect.

Bedroom 5

Carpeted, with a radiator and UPVC window to the front aspect.

Garage

Large brick garage with an up and over door from the front of the property, and a double glazed door to the rear aspect - great for extra storage.

Gardens

Large low maintenance rear garden with a greenhouse, and rear access to the brick garage.

Council Tax

Hull City Council - E

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.

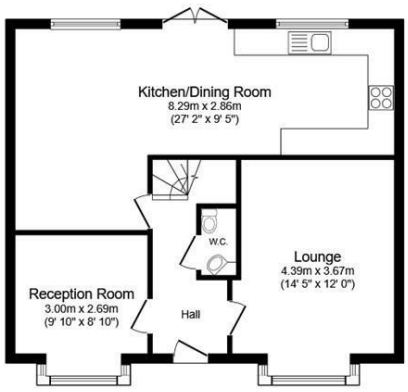
Material Information:

Construction - Brick under tile roof
Conservation Area - no
Flood Risk - Very low
Mobile Coverage/Signal - EE/ Vodafone/ O2
Broadband - Basic 19 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

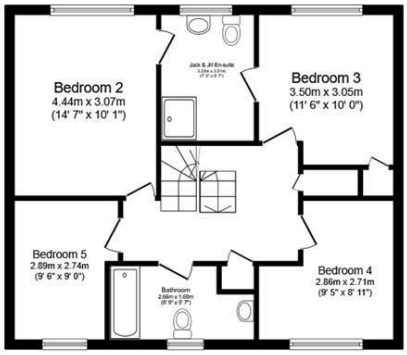
Whitakers Estate Agent Declaration:

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.

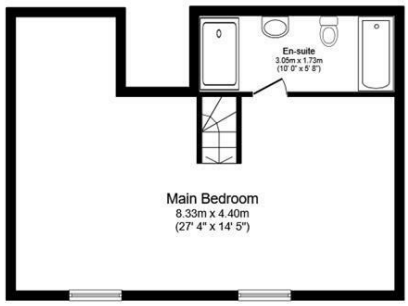
Floor Plan



Ground Floor
Floor area 64.8 sq.m. (697 sq.ft.)



First Floor
Floor area 63.0 sq.m. (678 sq.ft.)

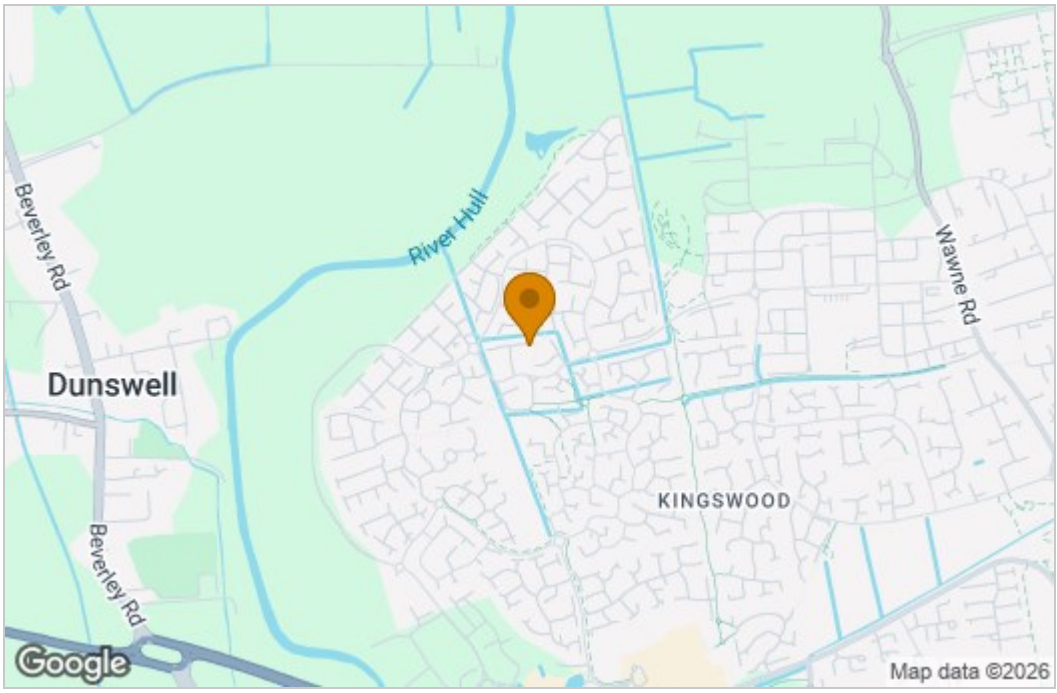


Second Floor
Floor area 49.8 sq.m. (536 sq.ft.)

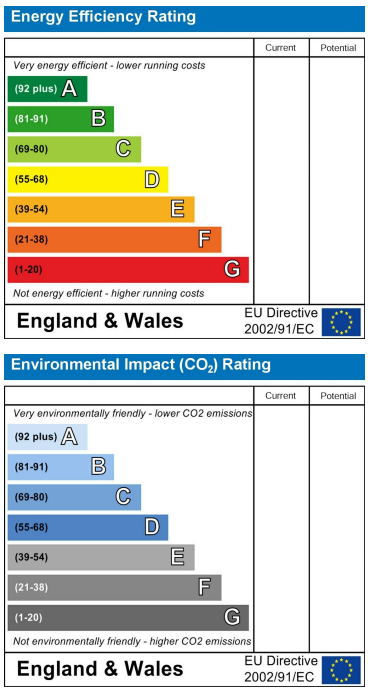
Total floor area: 177.6 sq.m. (1,911 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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