

Whitakers

Estate Agents



5 Runnymede Avenue, Hull, HU7 3FZ

Asking Price £345,000

Being one of the finest examples of this style of property that we have recently seen, this stunning 4 bedroom executive property really does need to be viewed to fully appreciate the standard of accommodation on offer!

Situated on a quiet, exclusive cul-de-sac on the ever popular Kingswood development, ideally placed for the wide array of shops and leisure facilities offered and close to The Village Green as well as the highly regarded Primary and Secondary Schools, this property would make an amazing home for growing families.

Having been improved to a very high standard by the current owners, the property briefly comprises; Entrance hall, Lounge, Luxury Dining Kitchen, Utility Room and Downstairs cloakroom to the ground floor whilst to the first floor there are 4 bedrooms, master ensuite and a Family bathroom.

Also benefitting from garden, double garage and driveway parking for multiple vehicles, internal viewing is highly recommended to be fully appreciated!

The accommodation comprises

Entrance Hall



Covered Porch with composite door into spacious entrance hall with ceramic tiled flooring, stairs to first floor landing and door to downstairs cloakroom.

Lounge 21' x 12'11 max (6.40m x 3.94m max)



Entering from hallway into light and spacious lounge with dual aspect UPVC windows to front and side aspect and walk in bay window to side aspect. Laminate flooring and central heating radiator.

Family dining kitchen 21' x 18'3 (6.40m x 5.56m)



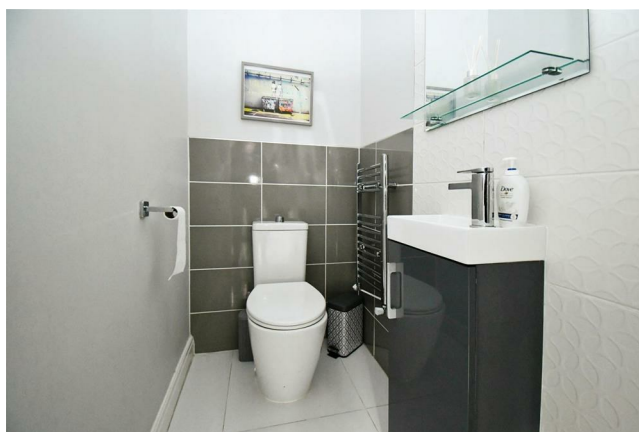
Stunning contemporary fitted family dining kitchen with a range of grey gloss wall base and tower units, contrasting quartz work surfaces and splashbacks. 5 burner gas hob with electric fan oven below and extractor over, mid level integrated combination microwave and coffee machine and integrated fridge freezer. Breakfast Island with matching quartz surface, sink and mixer taps, under counter integrated dish washer and wine fridge together with further storage. Ceramic tiled flooring leading to family dining area with French doors to garden, UPVC window to front aspect and central heating radiators.

Utility Room 6'11 x 6'6 (2.11m x 1.98m)



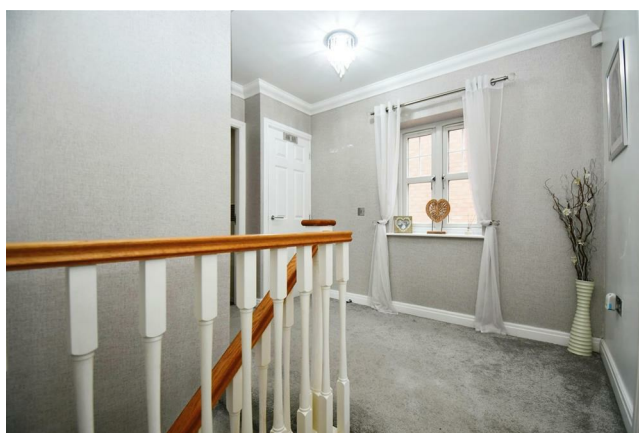
With continuation of ceramic tiled flooring, wall and base units, plumbing for automatic washing machine and tumble dryer, access to under stair storage and UPVC window to rear aspect.

Downstairs cloakroom 5'7 x 3'4 (1.70m x 1.02m)



Ceramic tiled flooring, part tiled walls, low flush wc, hand wash basin with vanity unit below, extractor fan and heated towel rail.

First Floor Landing



Stairs from entrance hallway to spacious first floor landing with carpeted flooring, storage cupboard and UPVC window to rear aspect.

Bedroom One 12'6 x 14'4 max (3.81m x 4.37m max)



With carpeted flooring, fitted wardrobes, central heating radiator and UPVC window to front aspect. Door to:

En-suite 7'3 x 3'11 (2.21m x 1.19m)



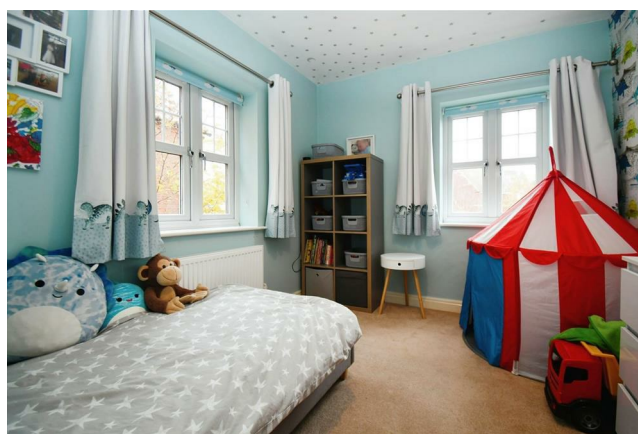
Double walk in tiled shower cubicle with mains shower, low flush wc, hand wash basin, tiled flooring and half tiled walls, central heating radiator, extractor fan and UPVC window to side aspect.

Bedroom Two 12'4 x 11'2 max (3.76m x 3.40m max)



Dual aspect windows to front and side aspect, carpeted flooring and central heating radiator.

Bedroom Three 11'2 x 8'4 (3.40m x 2.54m)



Dual aspect windows to side and rear aspect, carpeted flooring and central heating radiator.

Bedroom Four 8'8 x 8'11 max (2.64m x 2.72m max)



With carpeted flooring, UPVC window to front aspect, central heating radiator and storage cupboard.

Bathroom 8'3 x 6'3 max (2.51m x 1.91m max)



Bath with mains shower over and fitted shower screen, low flush wc, hand wash basin, wall tiling to water sensitive areas, vinyl flooring, extractor fan and UPVC window to rear aspect.

Outside



The property is situated on a quiet exclusive cul-de-sac just off Runnymede Avenue and is fronted by a large driveway which provides parking for multiple vehicles and leads to the detached double garage. To the side of the property is an enclosed low maintenance garden with artificial lawn, paved patio and decked seating area with paving leading to the rear of the property and gate access to front.

Garage

The detached double garage is situated at the foot of the front driveway and has full electric supply and door access to garden.

Tenure

The property is Freehold

Council Tax

Council Tax band E

Kingston upon Hull City Council

EPC

To be advised

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

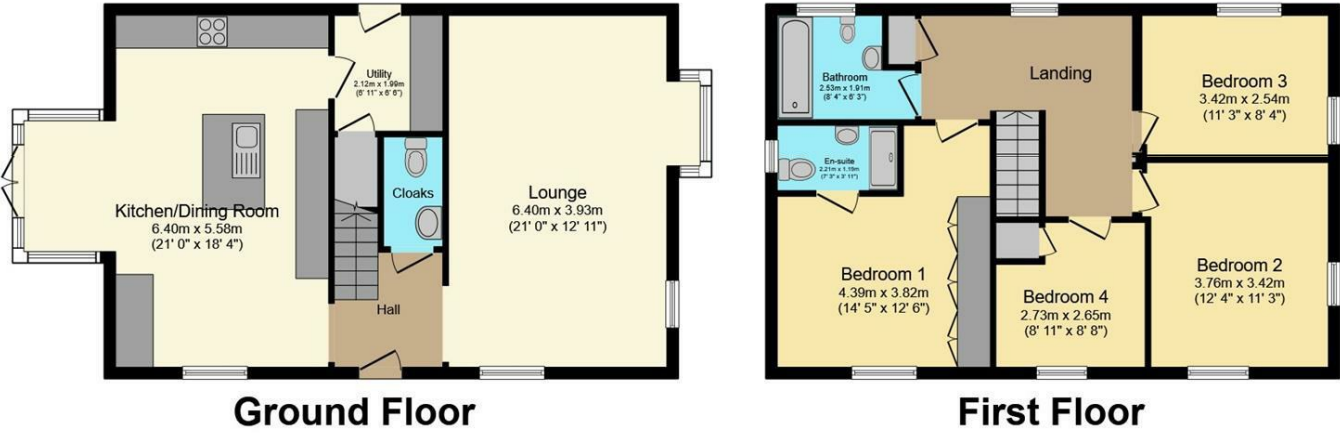
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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

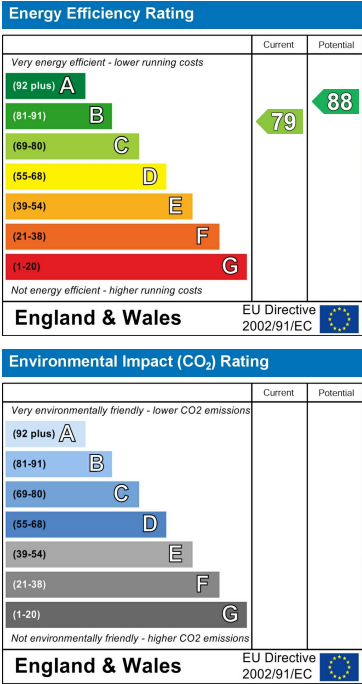


Total floor area 134.0 m² (1,443 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.