

# Whitakers

## Estate Agents



**1060 Holderness Road, Hull, HU9 4AH**

**Asking Price £350,000**

Whitakers are delighted to bring this STUNNING 4 bedroom semi detached home to the market!

Having been much improved and modernised by the current owners to the highest standard, the property still maintains many character features creating an amazing mix of original charm and modern living!

Tastefully and stylishly presented throughout, the property is well located for local shops, schools and amenities as well as excellent transport links into and around the City of Hull!!

Standing on an enviable plot with extensive gardens to the rear, the property briefly comprises; entrance hallway, lounge, dining room and extended kitchen/family room to the ground floor whilst there are 4 bedrooms, the master being ensuite, and a family bathroom to the first floor.

Externally the property boasts off road parking to the front for multiple vehicles whilst the extensive southerly facing rear gardens offer an amazing space for families and entertaining!

Having the additional benefit of uPVC double glazing and gas central heating throughout, this perfect family home represents a rare opportunity that really does need to be viewed to be fully appreciated!

## The Accommodation Comprises

### Front Porch

uPVC double doors with tiling to the floor and partially to the walls leading through to the;

### Entrance Hallway



Traditional engineered oak flooring, under stairs storage with traditional feature radiators.

### Lounge 16'0" x 13'2" (4.88 x 4.02)



uPVC bay window to the front aspect, engineered oak flooring continued, radiator, feature log burner with decorative wooden beam with tiled base and brick surround.

### Dining Room / Second lounge 16'0" x 12'3" (4.88 x 3.74)



uPVC French doors to the rear aspect leading into the garden, carpeted flooring and traditional radiator.

### Kitchen/Family Room 28'11" x 11'0" (8.82 x 3.37)



This stunning kitchen/family space is a great size for entertaining with engineered oak flooring, uPVC windows to the side aspect, uPVC French doors to the rear aspect, shaker wall and floor units with contrasting wooden worktops, integrated microwave, wine cooler, separate fridge and freezer, dishwasher and washer dryer, Belfast sink, partially tiled walls, breakfast bar, traditional radiators and gorgeous log burner to the rear of the kitchen/family area.

### First Floor Split Level Landing



This impressive landing is a over 10 meters long! carpeted flooring, uPVC window to the side aspect, traditional radiators and loft hatch giving access to loft storage.

### Bedroom One 11'2" x 11'1" (3.42 x 3.40)



uPVC Juliet balcony overlooking the garden to the rear aspect, carpeted flooring, traditional radiators leading to;

### Ensuite



Stunning freestanding roll top bath, traditional sink and low level WC, tiled floors and partially tiled walls, tall radiator, uPVC window to the side aspect.

### Bedroom Two 15'8" x 12'3" (4.80 x 3.74)



uPVC bay window to the font aspect, traditional radiator, carpeted flooring, built in storage cupboards.

### Bedroom Three 12'8" x 12'5" (3.88 x 3.80)



uPVC window to the rear aspect, carpeted flooring, radiator, built in storage cupboard.

Bedroom Four/Dressing Room 9'4" x 6'4" (2.87 x 1.95)



uPVC window to the front aspect, carpeted flooring, radiator, fitted wardrobes.

#### Bathroom



Two uPVC windows to the side aspect, freestanding roll top bath, shower cubicle with plumbed shower, low level wc and sink unit with vanity units beneath, traditional style radiator, tiled floor and partially tiled walls.

#### Outside



To the front of the property, wrought iron gates give access to off road parking for multiple vehicles. The beautifully sized rear garden has a paved patio with large grassed lawn, mature plants and trees, wooden fence boundary. To the rear of the garden there is additional garden space giving opportunities for future project

#### Wooden Garden Bar

This good sized wooden garden bar with electricity supply is perfect for garden entertaining.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band D

Kingston upon Hull City Council

#### EPC

EPC rating E

#### 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/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 7 Mbps, Ultrafast 10000 Mbps  
Coastal Erosion - No

Coalfield or Mining Area - No

Planning - 1060, Holderness Road, Hull, HU9 4AH, 16/00477/FULL | (04-04-2016) Status: Application Permitted, Construction of vehicular access to front.

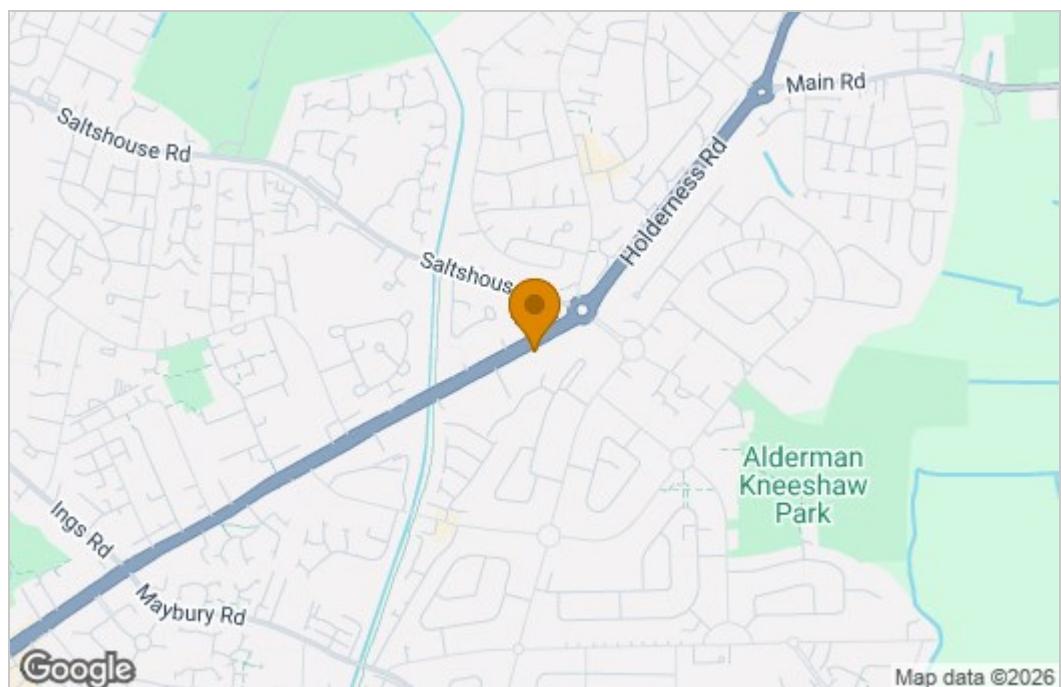
#### Whitakers Estate Agent Declaration:

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.

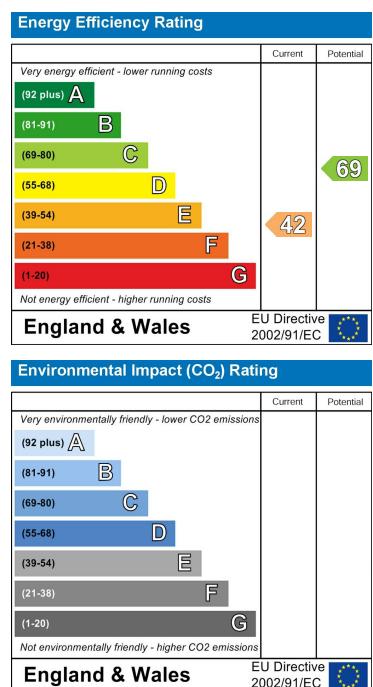
## Floor Plan



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