

# Whitakers

Estate Agents



## 14 Aldenham Park

Chevening Park Kingswood Parks, Hull, HU7 3JP

Offers Over £285,000



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### Front External

Externally to the front of the property there is a large low maintenance garden with gravelled section which allows off-street parking for multiple cars.

### Ground Floor

#### Storm Canopy

Double glazed entrance door leads to:

#### Entrance Hall

Gas central heating radiator, coved ceiling with down lighters, solid oak flooring and the staircase to the landing off.

#### Lounge

16'5" x 10'5" maximum (5.01m x 3.18m maximum )  
uPVC double glazed bay window, glazed double doors leading back into the hallway, gas central heating radiator, coved ceiling with down lighters and solid oak flooring.

#### Dining Kitchen

26'7" x 8'11" maximum (8.12m x 2.73m maximum )  
uPVC double glazed window, side entrance door, gas central heating radiators and fitted with a range of base wall and drawer units with fitted worktops and up stands, inset single drainer sink unit with a mixer tap, integrated appliances include a Neff five ring induction hob with a cooker hood over, single oven, microwave oven, downlighters and pelmet lighting, solid oak flooring and a coved ceiling.

#### Conservatory

14'6" x 10'1" (4.43m x 3.08m )  
uPVC double glazed windows and double doors leading to the gardens, ceiling fan and light and solid oak flooring.

#### Cloakroom

uPVC double glazed window, towel rail gas central heating radiator, low flush WC, vanity wash basin, coved ceiling with down lighters and solid oak flooring.

### Landing

Gas central heating radiator, access to the loft space and a storage cupboard housing the hot water cylinder.

#### Bedroom One

13'10" x 10'9" maximum (4.22m x 3.30m maximum )  
uPVC double glazed window and a gas central heating radiator.

#### En-Suite

uPVC double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, tiled flooring, extractor fan and down lighters.

#### Bedroom Two

11'5" x 9'5" (3.49m x 2.89m )  
uPVC double glazed window and a gas central heating radiator.

#### Bedroom Three

9'10" x 8'9" maximum (3.00m x 2.69m maximum )  
uPVC double glazed window, gas central heating radiator, coved ceiling and laminate flooring.

#### Bedroom Four

11'4" x 9'4" maximum (3.47m x 2.87m maximum )  
uPVC double glazed window, gas central heating radiator and laminate flooring.

#### Bathroom

uPVC double glazed window, gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a shower over and shower screen, pedestal wash basin and a low flush WC, and an extractor fan.

#### Rear External

A side path provides access to the rear garden which is mainly laid to lawn with a block paved path and decking as well as a garden room. The garden has fencing to the perimeter with external lighting, power and water.

## Garage

18' x 10' (5.49m x 3.05m)

Integral brick garage with a roller shutter and personal door leading to the hallway, wall mounted gas central heating boiler, plumbing for an automatic washing machine and power and lighting.

## Tenure

The property is held under Freehold tenureship.

## Council Tax Band

Council Tax Band - D

Local Authority - Kingston-upon-hull (city And County Of)

## EPC Rating

EPC Rating - D

## 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 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.

## Free Market Appraisals / Valuations

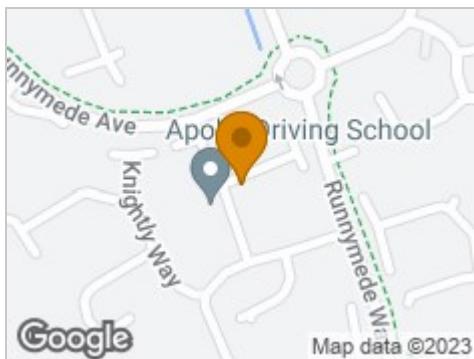
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## 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 contact. 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.



## Road Map



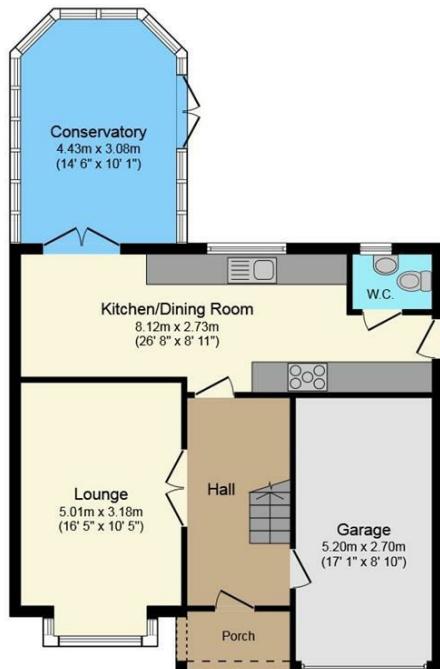
## Hybrid Map



## Terrain Map



## Floor Plan



### Ground Floor

Floor area 76.4 sq.m. (823 sq.ft.) approx



### First Floor

Floor area 56.3 sq.m. (607 sq.ft.) approx

Total floor area 132.8 sq.m. (1,429 sq.ft.) approx

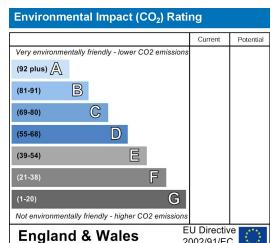
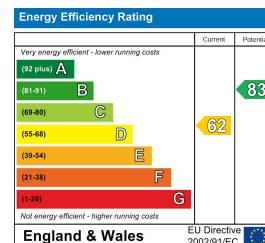
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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