

Whitakers

Estate Agents



6 Ladybower Close

, Hull, HU8 9XB

Guide price £270,000



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Description

WOW! IF YOU NEED MORE SPACE, THEN THIS FIVE BED EXTENDED DETACHED HOUSE IS FOR YOU!

Situated on the ever popular Howdale Road development within a quiet residential cul-de-sac position, these houses are a rare find!

Exceptionally spacious throughout with huge extension to the rear offering a great day room or ideal for entertaining!

Close to Sutton Village and very sought after schools, we expect high demand!

Sunny rear garden, generous front garden and ample off road parking, garage, this beautiful home is ideal for a growing family!

Briefly- Entrance hall, cloaks/wc, lounge/dining room, kitchen, 3rd reception/day room and to the 1st floor five very spacious bedrooms and the family bathroom.

REGISTER YOUR INTEREST EARLY! DO NOT MISS OUT!

Entrance

Via a composite glazed door

Entrance Hall

With wood effect flooring and radiator, cloak/storage cupboard and the stairs to the 1st floor

Cloakroom/Wc

The cloakroom has a low level wc and wall hung wash hand basin, a uPVC double glazed window to the front aspect, radiator and tiled walls and floor

Lounge/Dining

26'7" x 11'8" (8.111 x 3.580)

Spacious, huge living area, ideal for dining, with uPVC double glazed window to the front aspect, French doors to the rear aspect, wood effect flooring, two radiators and beautiful ornate fireplace with inset electric fire.

Kitchen

16'11" x 8'10" (5.180 x 2.716)

Spacious kitchen with an abundance of base and wall units with contrasting work surfaces, integral fridge/freezer and dishwasher, plumbing for an automatic washing machine, space for condenser dryer, wine rack, and built in electric oven with hob and extractor, a uPVC double glazed window and door to the rear aspect, tiled floor, and spotlighting.

Day Room/Entertaining

24'9" x 12'11" (7.565 x 3.956)

Huge, great for entertaining, with an array of uPVC double glazed windows and French doors opening to the rear garden, two radiators and tiled floor

Stairs to the 1st floor

With two storage cupboards and loft access.

Master Bedroom

11'7" x 13'2" (3.548 x 4.037)

Huge, spacious bedroom with ample storage with full length/width wardrobes, wood effect flooring, a radiator and uPVC double glazed window to the front aspect

Bedroom Two

10'2" x 10'2" (3.116 x 3.112)

The second bedroom has wood effect flooring, a uPVC double glazed window to the rear aspect.

Bedroom Three

17'3" x 7'6" (5.282 x 2.287)

Huge, the bedroom has wood effect flooring, a range of storage with full length wardrobe's and radiator, a uPVC double glazed window to the front aspect and loft access

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Bedroom Four

8'10" x 8'9" (2.695 x 2.684)

With a uPVC double glazed window to the front aspect, radiator and wood effect flooring.

Bedroom Five

8'5" x 7'5" (2.584 x 2.282)

The fifth bedroom has wood effect flooring, a radiator and uPVC double glazed window to the rear aspect.

Bathroom

6'6" x 7'7" (1.997 x 2.323)

The modern bathroom has a panel bath with central mixer tap and thermostatic shower, a low level wc and vanity wash hand basin, with sensor mirror, a uPVC double glazed window to the rear aspect, tiled walls and floor and a heated towel radiator

Outside

To the front of the house there is a generous lawn garden with private drive leading to the integral garage.

To the rear of the house there is a low maintenance garden with lawn and variety of shrubs, plants and flowers, a timber pergola offers an escape from the sunshine, patio for seating and timber storage shed, the garden has a high level timber fence and gate.

Valuations

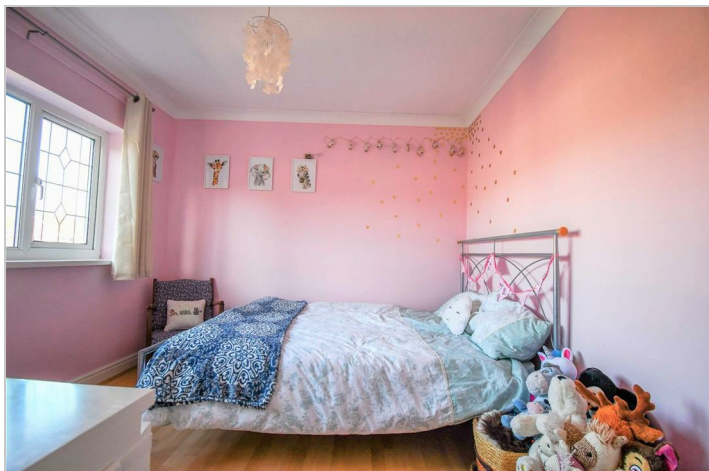
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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Agents Notes

Services, fittings and 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.



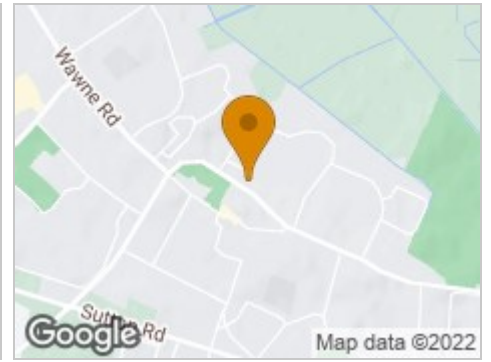
Road Map



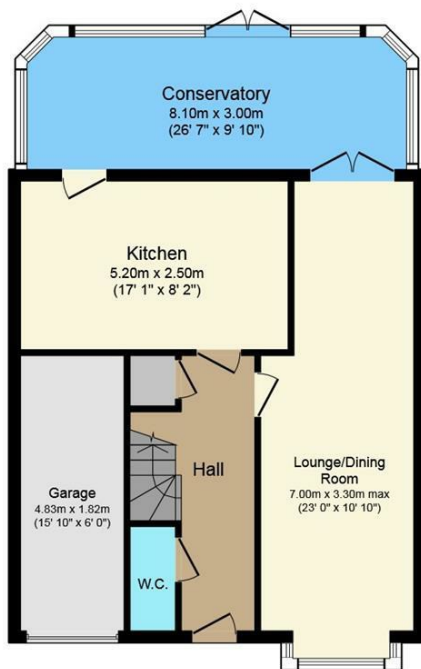
Hybrid Map



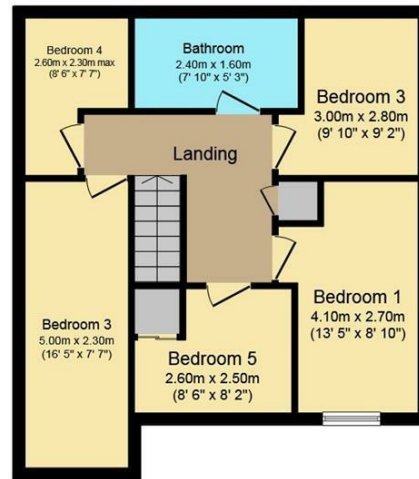
Terrain Map



Floor Plan



Ground Floor
Floor area 71.9 sq.m. (774 sq.ft.) approx



First Floor
Floor area 49.5 sq.m. (533 sq.ft.) approx

Total floor area 121.4 sq.m. (1,307 sq.ft.) approx

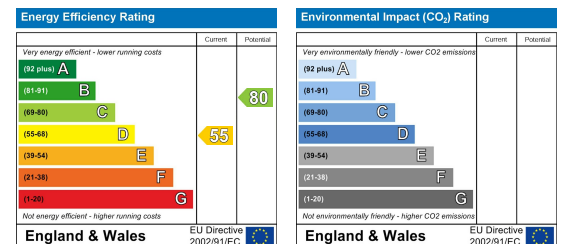
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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