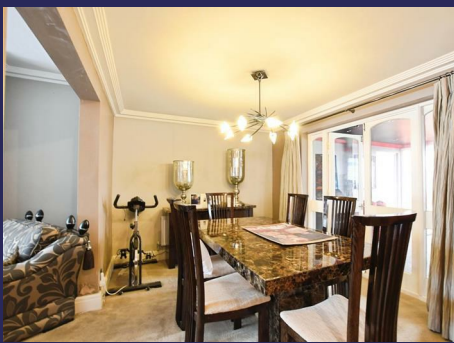


# Whitakers

Estate Agents



## 321 Ings Road, Hull, HU8 0NP

**Offers In The Region Of £350,000**

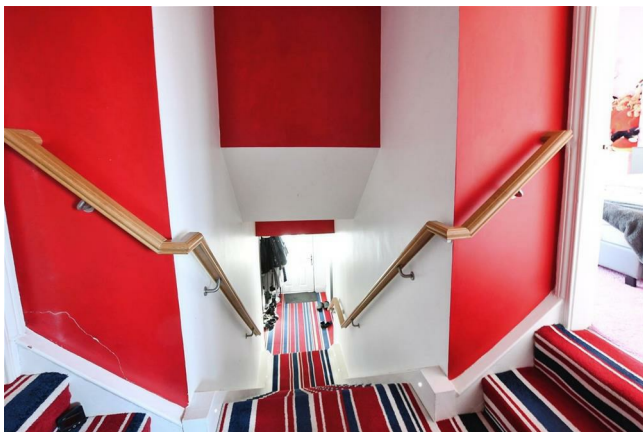
AMAZING OPPORTUNITY FOR A GROWING FAMILY. PERFECTLY POSITIONED WITHIN CLOSE PROXIMITY TO WELL-REGARDED LOCAL SCHOOLS AND THE AMENITIES OF SUTTON VILLAGE AND TWEENDYKES, THIS SPACIOUS FOUR-BEDROOM DETACHED PROPERTY OFFERS AN ABUNDANCE OF VERSATILE LIVING SPACE, IDEAL FOR FAMILY LIFE.

INTERNALLY, THE PROPERTY BENEFITS FROM ADDITIONAL FLEXIBLE AREAS, PERFECT FOR THOSE WORKING FROM HOME AND IN NEED OF A DEDICATED OFFICE, OR FOR FAMILIES SEEKING A SEPARATE PLAYROOM OR SECOND LIVING SPACE. WITH ENDLESS POTENTIAL, THIS HOME PROVIDES THE PERFECT OPPORTUNITY TO CREATE A STYLISH AND CONTEMPORARY FAMILY ENVIRONMENT.

EXTERNALLY, THE PROPERTY FEATURES GATED ACCESS TO BOTH THE FRONT AND REAR, WITH AMPLE OFF-STREET PARKING FOR MULTIPLE VEHICLES, PROVIDING ADDED SECURITY AND PEACE OF MIND. TO THE REAR, THERE IS A WELL-PROPORTIONED, PRIVATE, LOW-MAINTENANCE GARDEN, COMPLETE WITH AN EXTERNAL BAR AREA—IDEAL FOR ENTERTAINING.

OFFERING FANTASTIC POTENTIAL FOR THE NEXT OWNER TO MAKE IT THEIR OWN, THIS IS A BEAUTIFUL HOME IN A HIGHLY DESIRABLE LOCATION. EARLY VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

Entrance Hall



Large entrance hall with a double glazed door, a modern vertical radiator, and carpeted throughout. Carpeted throughout, with wooden doors leading to; The front room, the lounge, and the stairs to the first floor.

Sitting Room/Front Room 15'5" x 10'5" (4.70 x 3.19)



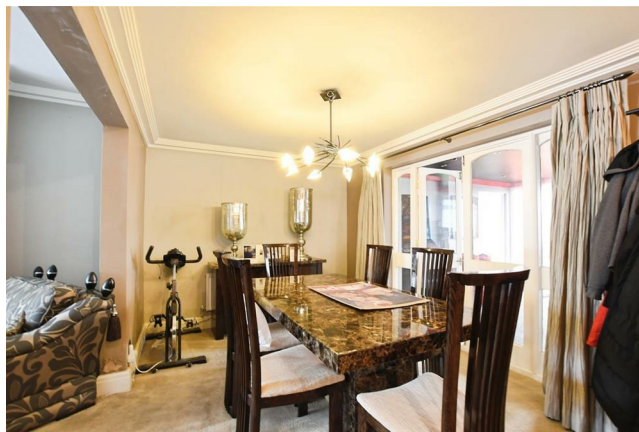
Comprises of a bay window to the front aspect, Carpeted throughout and leads to the kitchen.

Lounge 19'10" x 11'1" (6.07 x 3.38)



Well proportioned lounge, leading to an open dining space. Comprises of a bay window to the front aspect, carpeted throughout with an electric fire and a radiator.

Dining Room 16'4" x 8'11" (4.99 x 2.73)



Carpeted throughout, open plan with the lounge and leads to the snug/bar area and kitchen. Also comprises of an understairs storage cupboard and a radiator.

Snug/Bar 15'7" x 12'6" (4.75 x 3.82)



Well presented resin flooring throughout, this room provides extra living space which could have a variety of uses; a bar area, office space, additional living space, play room etc. Leads to the conservatory and the garages.

Conservatory 18'6" x 11'0" (5.64 x 3.37)



Well proportioned conservatory with French doors leading to the lounge. Resin flooring throughout with a radiator.

Store 7'7" x 6'0" (2.32 x 1.83)

Brick store to the side aspect of the property, leading to the garages and the utility room.

Utility Room 9'4" x 6'5" (2.85 x 1.97)

Rear Garage 19'5" x 10'1" (5.93 x 3.08)



Large garage with access from inside the property, and access through an up and over door from the rear of the property. This garage offers off street parking for one vehicle.

#### Front Garage

Access through the front of the property through a double glazed door, and also accessible internally via the store. This could have a variety of uses for the next owner.

Fitted Kitchen 17'3" x 11'11" (5.27 x 3.65)



Well proportioned fitted kitchen comprises of an integrated oven, an electric hob, a Belfast sink with a brass tap. a wide range of floor and wall units with solid wood worktops and a UPVC window to the rear of the property.

#### Downstairs WC



Conveniently placed downstairs WC, comprising of a vanity sink, low level WC and a UPVC window to the front aspect.

Play Room 12'5" x 7'10" (3.80 x 2.39)

Currently used as a playroom, to the rear of the property, with windows to the front and rear aspect. Carpeted throughout with a radiator.

Bedroom 1 13'1" x 12'2" (3.99 x 3.72)



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

Bedroom 2 12'6" x 11'9" (3.82 x 3.60)



Carpeted throughout with a UPVC window to the rear aspect and a radiator.

### Bedroom 3 12'9" x 12'4" (3.91 x 3.78)



Carpeted throughout with built in mirrored wardrobes, and a UPVC window to the front aspect with a radiator.

### Bedroom 4 11'10" x 9'0" (3.61 x 2.76)



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

### Family Bathroom



Well proportioned family bathroom comprising of a large corner bath, a walk in shower, low level wc and a vanity sink. a UPVC window to the rear and a radiator. The family bathroom is well presented.

### Bathroom 2



Second bathroom with a three-piece bathroom suite; Bath, vanity sink and low level WC. Fully tiled walls with tile flooring and a storage cupboard.

### Gardens



Well proportioned low maintenance rear garden

### Council Tax

Council tax band E

### EPC

EPC Rating D

### Tenure

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/Three/O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no

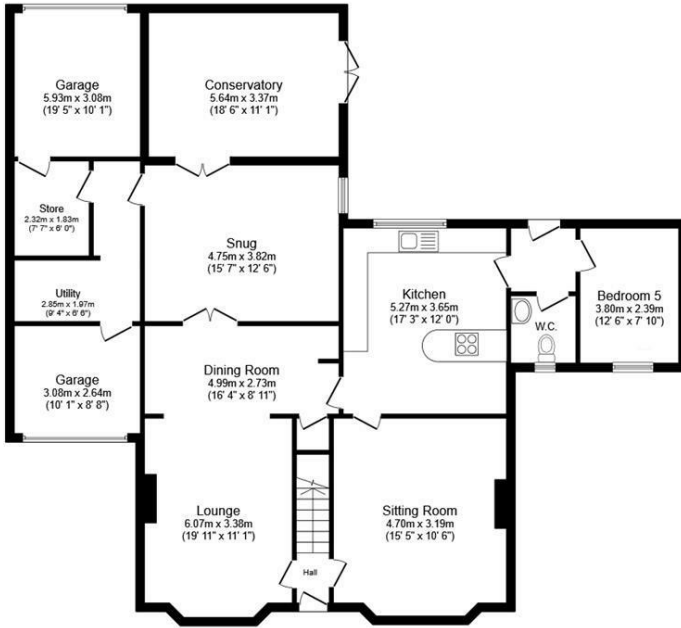
Coalfield or Mining Area - no

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 153.9 sq.m. (1,656 sq.ft.)



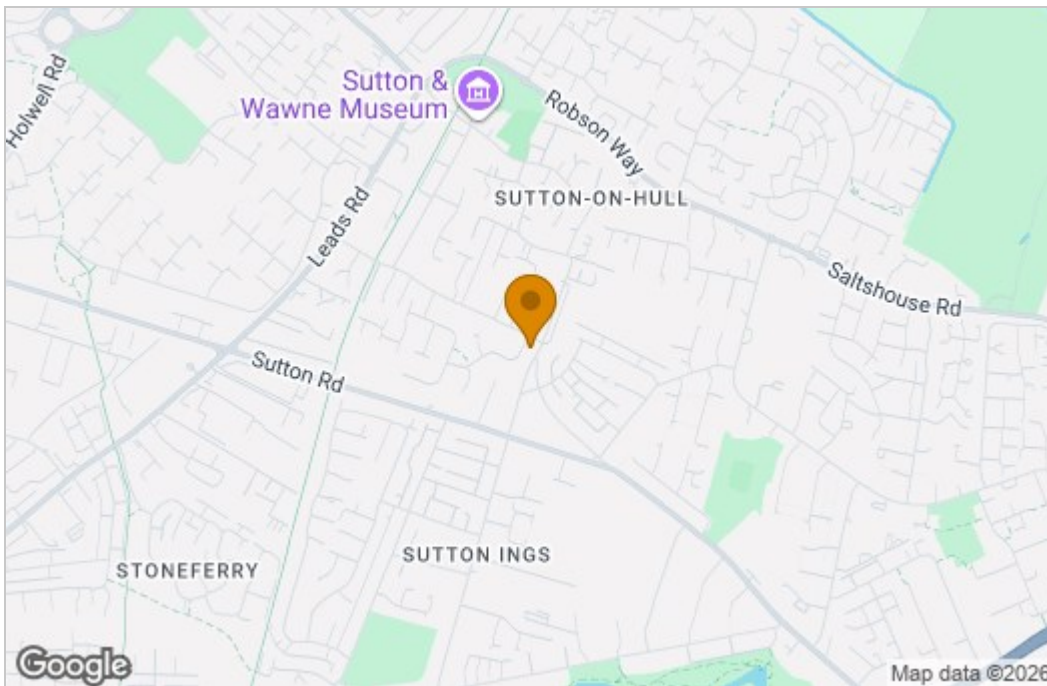
**First Floor**

Floor area 71.5 sq.m. (770 sq.ft.)

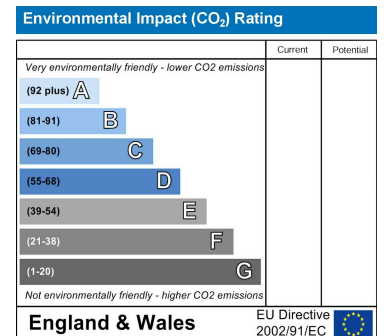
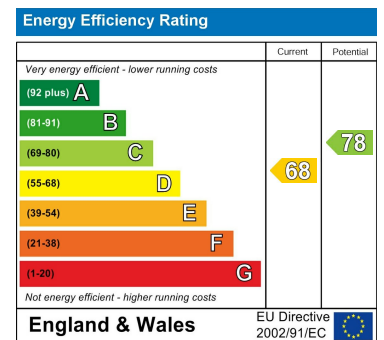
Total floor area: 225.4 sq.m. (2,426 sq.ft.)

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



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.