

# Whitakers

Estate Agents



## 18 Pools Brook Park, Hull, HU7 3GE

**Offers In The Region Of £235,000**

Whitakers are delighted to present this beautifully maintained four-bedroom executive home, perfectly suited to a family of four.

Situated on the ever-popular Kingswood development, the property is ideally located just a five-minute walk from Kingswood Parks Primary School, with a wide range of shops, leisure facilities, and excellent transport links all close by.

Lovingly improved and extended, the home offers spacious and versatile accommodation throughout. The ground floor features a welcoming entrance hallway, a cosy lounge, and a modern open-plan dining kitchen with utility area, ideal for family life. A stunning garden room provides additional living space, perfect as a playroom, snug, or entertaining area, alongside a convenient downstairs cloakroom.

Upstairs are four well-proportioned bedrooms, including a master with en-suite. The fourth bedroom offers great flexibility as a nursery, home office, or study, complemented by a stylish family bathroom.

Externally, the property benefits from a low-maintenance enclosed garden, off-street parking for multiple vehicles, and an electric vehicle charging point.

Presented in move-in ready condition, this fantastic family home is not to be missed, early viewing is highly recommended.

## Entrance Hall

Spacious entrance hallway with tiled flooring, stairs to first floor landing. Doors leading to:

## Lounge



Double doors from the entrance hallway into spacious lounge with uPVC windows to front and side aspect, carpeted flooring and two central heating radiators.

## Fitted Kitchen/Diner



The modern kitchen features a range of fitted wall and base units with contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below and a stainless steel sink. Floor tiling continues into dining area - two central heating radiators and uPVC windows to front and side aspect.

## Utility Room



Features a range of base units with contrasting work surfaces and tiled splash backs, plumbing for under counter automatic washing machine and drier, tiled flooring and under stair storage cupboard.

## Snug/Sun Room



Opening off the Dining Kitchen with continuation of tiled flooring, tower central heating radiator and uPVC french doors with glazed side panels into rear garden

## Cloak Room



Low flush wc. pedestal hand wash basin, chrome heated towel rail, floor tiling and part tiled walls.

## Bedroom 1



With uPVC dual aspect windows to front and side, carpeted flooring, fitted sliding wardrobes, central heating radiator and door into:

### En Suite



Spacious en-suite comprising enclosed shower cubicle with mains shower and tiled walls, low level wc and vanity unit housing hand wash basin. Tiling to walls, laminate flooring and uPVC window to front aspect.

### Bedroom 2



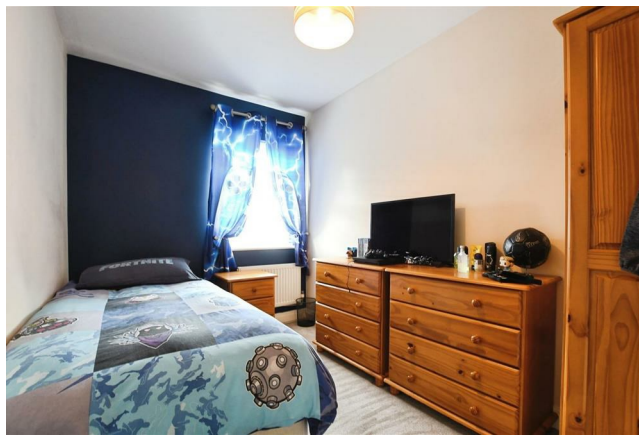
With carpeted flooring, central heating radiator and uPVC window to side aspect.

### Bedroom 3



With carpeted flooring, central heating radiator and twin aspect uPVC window to front and side.

### Bedroom 4



With carpeted flooring, central heating radiator, built in storage cupboard and uPVC window to front aspect.

### Family Bathroom



Panel bath with mains shower over and fitted screen. low flush wc and vanity sink unit. Vinyl flooring, half tiled walls, central heating radiator and uPVC window to side aspect.

### Gardens



The front of the property is block paved to provide off road parking and also provides EV charging point whilst to the side of the property are a further two parking spaces. The side garden is block paved for ease of maintenance with handy

storage shed, walls and fencing to perimeters and gate access.

Council Tax

Hull City Council tax band C

Tenure

Freehold

EPC

EPC Rating C

**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/O2/Three

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - no

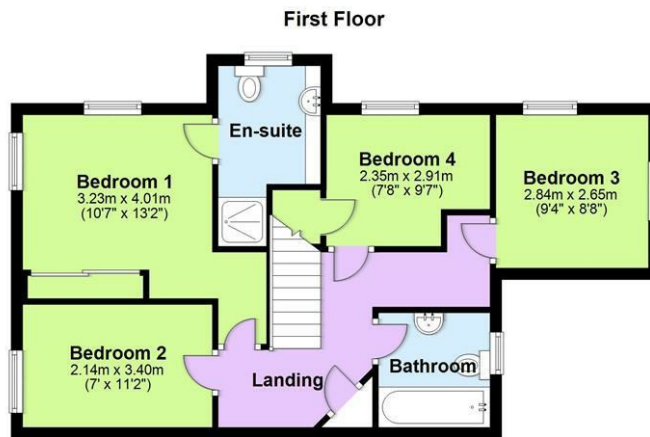
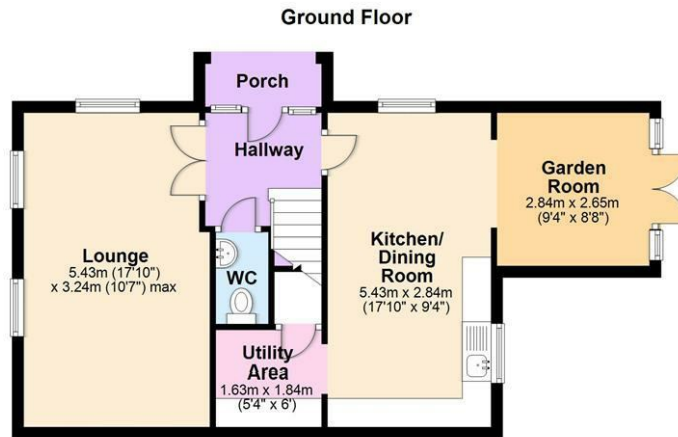
Coalfield or Mining Area - no

Planning - no

**Whitakers Estate Agent Declaration:**

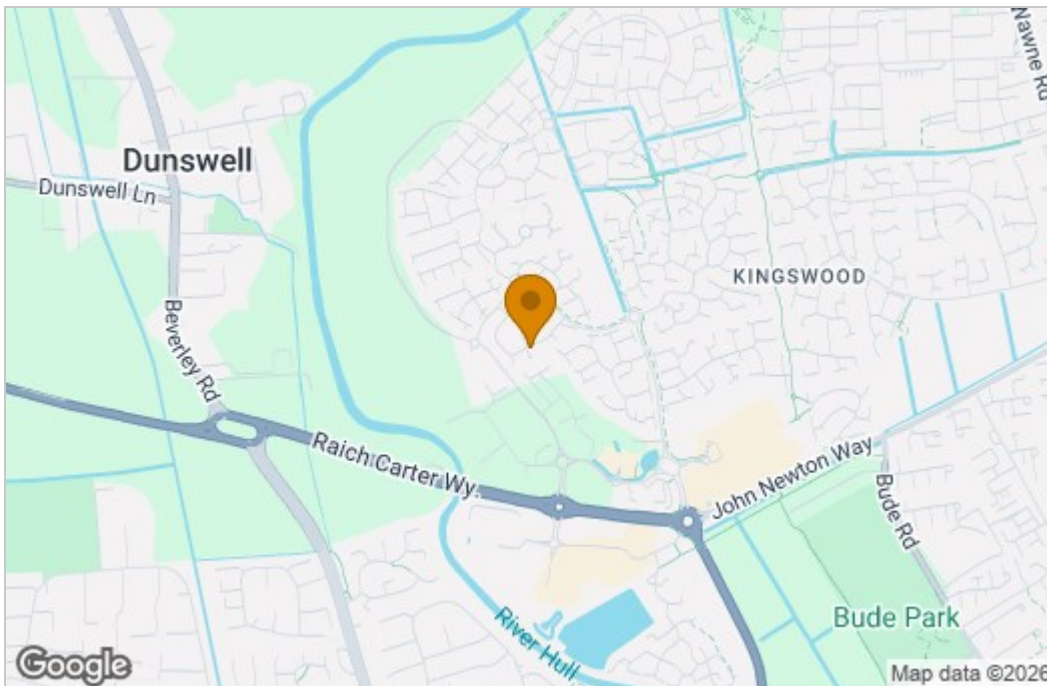
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# Floor Plan

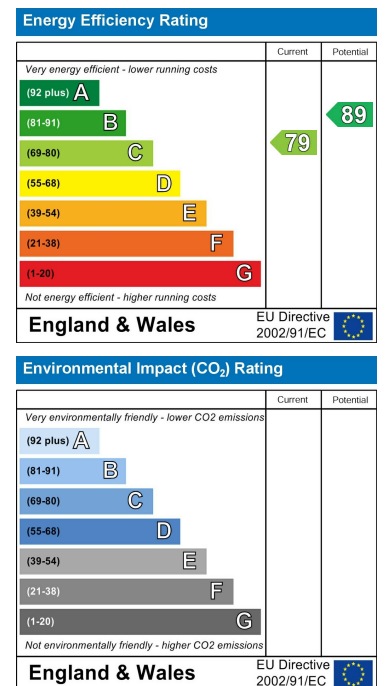


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.