

# Whitakers

Estate Agents



## 52 Acasta Way, Hull, HU9 5SE

**Offers Over £190,000**

Whitakers are delighted to offer this immaculately presented, extended semi detached, 4 bedroom town house to the market with no ONWARD CHAIN INVOLVED AND FURNITURE INCLUDED!

Offering spacious and flexible family accommodation on this ever popular modern development, the property has been much improved by the current owner and is presented in "move in" condition!

Well positioned on a quiet cul-de-sac and ideally situated for local shops, schools and amenities as well as outstanding transport links into and around the City, this property is sure to appeal to the growing family or those simply wishing to purchase a spacious and stylish modern home in a sought after area.

Briefly comprising; entrance hallway, downstairs cloakroom, kitchen, lounge and large conservatory with dining area to the ground floor, three bedrooms and a family bathroom to the first floor whilst the second floor houses the luxurious master suite with en-suite shower room and dressing area.

Also benefitting from off road parking for multiple vehicles, side garage and rear garden as well as gas central heating and UPVC double glazing, internal inspection is highly recommended to fully appreciate the standard and scale of accommodation on offer!



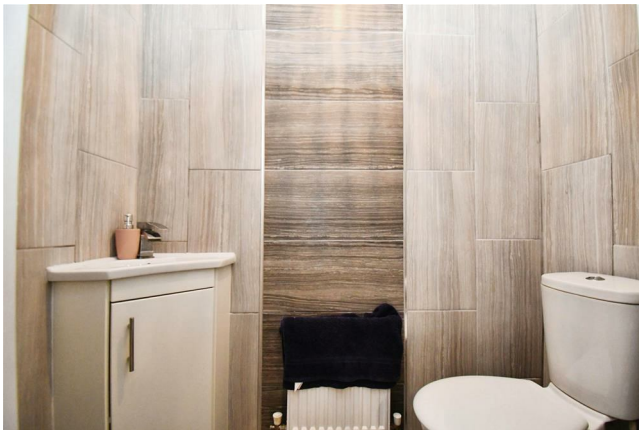
The accommodation comprises

#### Entrance Hallway



Covered porch to composite front door into entrance hallway with laminate flooring and central heating radiator.

#### Downstairs cloakroom



With tiled walls and flooring, low flush wc, hand wash basin and extractor fan

#### Kitchen 8'3 x 12'7 max (2.51m x 3.84m max)



With a range of fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with electric fan oven below and extractor over. Composite sink with mixer taps over, integrated fridge/freezer, dish washer and automatic washing machine. Breakfast bar, UPVC bay window to front aspect and vinyl flooring.

#### Lounge 16'5 x 12'1 (5.00m x 3.68m)



Spacious lounge with laminate flooring and feature electric fire. Storage cupboard and UPVC windows to side and rear aspect with French doors into...

#### Conservatory 14,6 x 15' (4.27m, 1.83m x 4.57m)



Full width conservatory with separate dining area, laminate flooring and French doors to rear garden.

#### Dining Area 8ft x 8ft (2.44mft x 2.44mft)

Situated within conservatory with laminate flooring.

#### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and central heating radiator.

#### Bedroom One 14'7 x 8'5 (4.45m x 2.57m)



With carpeted flooring, UPVC window to front aspect, central heating radiator and fitted sliding wardrobes.

### Bedroom Two 12'3 x 8'4 (3.73m x 2.54m)



With carpeted flooring, UPVC window to rear aspect, central heating radiator and fitted sliding wardrobes.

### Bedroom Three 8'9 x 6'5 (2.67m x 1.96m)



With laminate flooring, UPVC window to front aspect and central heating radiator.

### Shower room 6'5 x 5'6 (1.96m x 1.68m)



Modern fitted shower room featuring double shower unit with mains shower over, low flush wc, hand wash basin with vanity unit below. Tower radiator, panelled walls, vinyl tiled flooring, UPVC window to rear aspect and extractor fan.

### Second Floor Landing

Stairs from first floor landing to second floor landing with entrance door to master suite.

### Master Bedroom 15'4 x 15' (4.67m x 4.57m)



Luxurious master bedroom with separate dressing area, velux window to rear and Square bay UPVC window to front aspect, fitted wardrobes, laminate flooring, central heating radiators and entrance to....

### Master en-suite 6'3 x 8'2 (1.91m x 2.49m)



Generously proportioned en-suite bathroom featuring full size bath with mains shower over and hand held mixer shower taps. Low flush wc, hand wash basin with vanity unit below, carpeted flooring, panelled ealls, Velux window, extractor fan and central heating radiator.

### Outside



The front of the property is block paved giving off street parking and driveway leading to the garage with up and over door. Side access leads to gate to the enclosed rear garden with block paved patio area, walls and fencing to perimeters together with 12ft x 10ft Summer house.

### Tenure

The property is Freehold

### Council Tax

Council Tax band C

Kingston upon Hull City Council

### EPC

Awaited

### 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 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

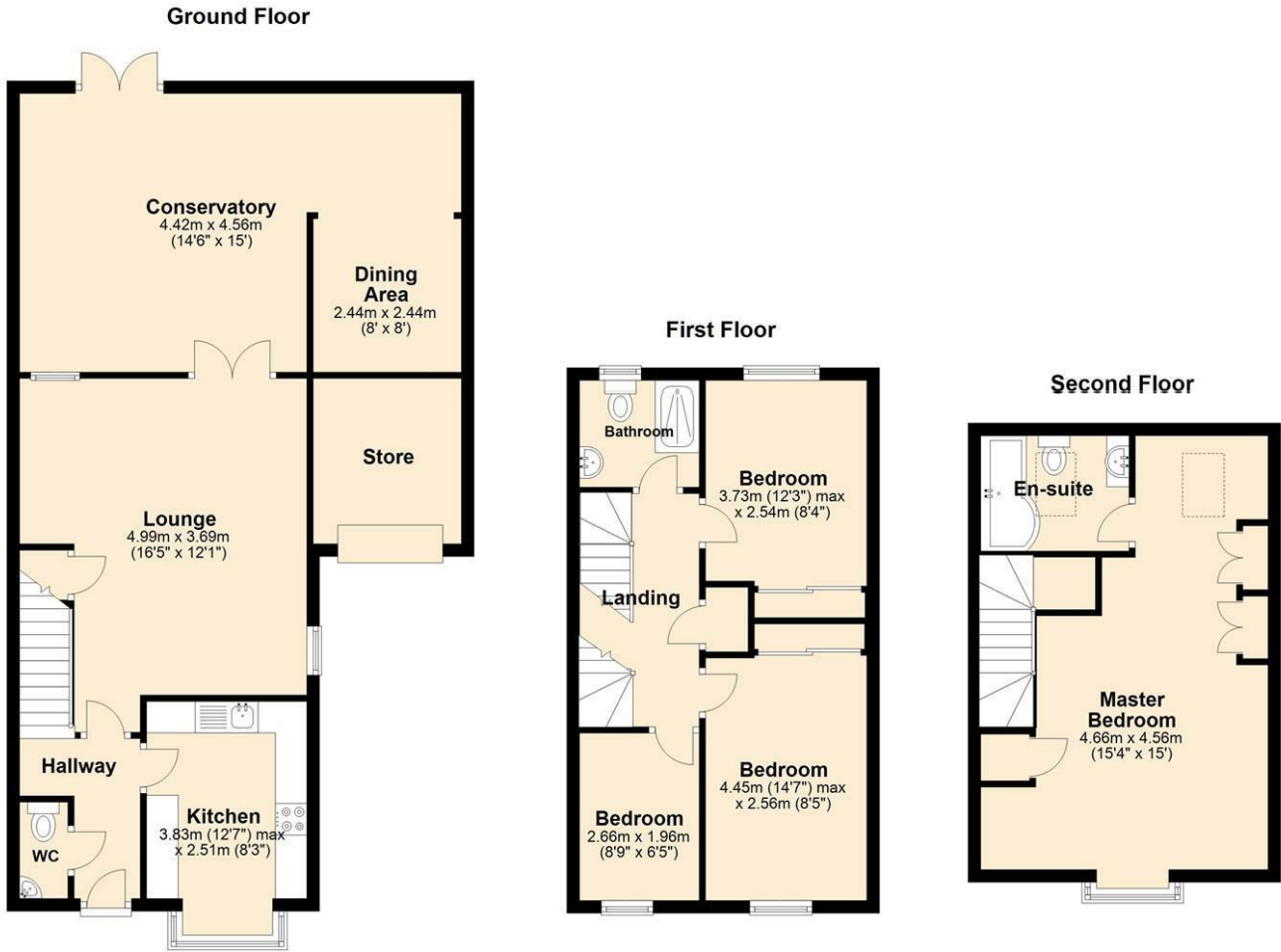
Planning - None specific to this property

### 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.

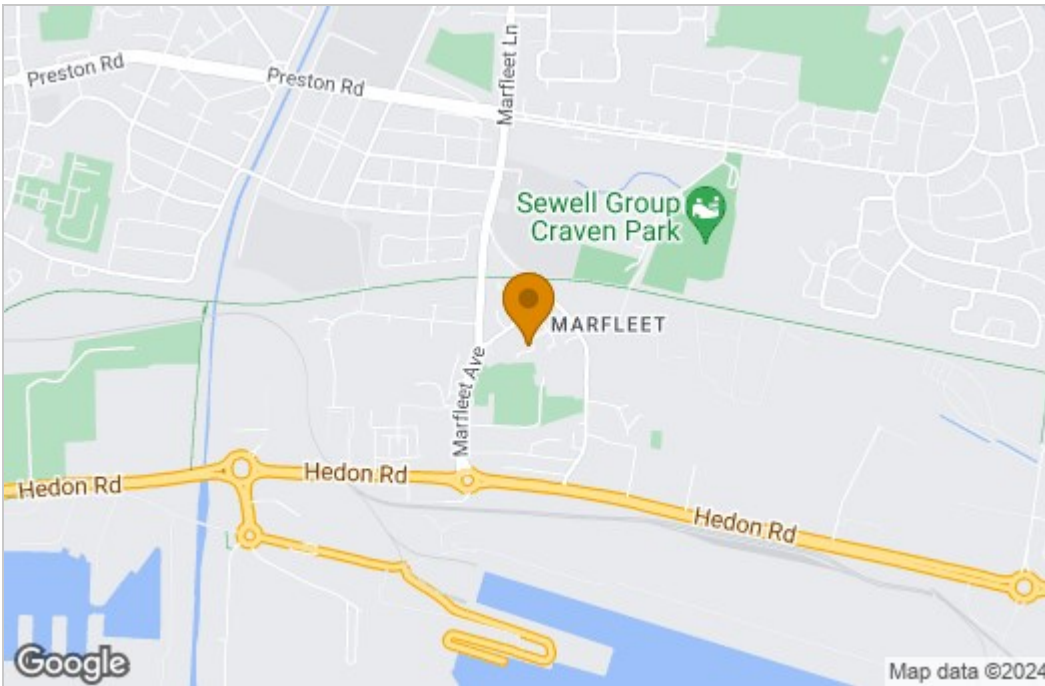


# Floor Plan

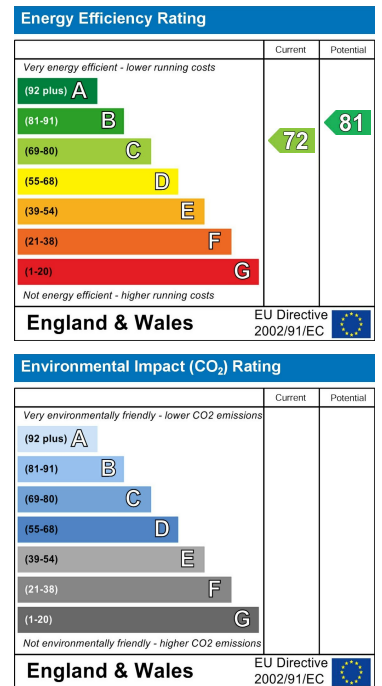


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.