

# Whitakers

Estate Agents



## 11 Hallcoate View, Hull, HU8 9EJ

**Guide price £250,000**

GUIDE PRICE £250,000 TO £260,000

Whitakers are delighted to bring this outstanding 4 bed Executive detached home to the market, available with NO ONWARD CHAIN!

Situated on a quiet cul-de-sac within this exclusive development off Saltshouse Road, close to local schools, parks, transport links and the great range of amenities available on the nearby Holderness Road with easy access to Hull city centre and the East Coast., the property is immaculately maintained by the current owner to provide luxurious and spacious family accommodation in "move-in" condition!

Briefly comprising; entrance hallway, spacious lounge, kitchen/diner, utility room and downstairs cloakroom to the ground floor, there are 4 bedrooms, the master being en-suite together with a family bathroom to the first floor.

Also benefitting from enclosed rear garden, garage and off-road parking for multiple vehicles to the front together with gas central heating and UPVC double glazing throughout, internal viewing is strongly recommended to fully appreciate the standard of accommodation on offer!

The accommodation comprises

### Entrance Hallway



Composite door into entrance hallway with real oak engineered flooring, central heating radiator and stairs to first floor landing.

### Lounge 15'11 x 10'7 (4.85m x 3.23m)



Spacious lounge with continuation of real oak engineered flooring, UPVC window to front aspect, feature radiator and under stair cupboard.

### Dining Kitchen 17'5 x 9'6 (5.31m x 2.90m)



With a range of fitted wall and base units, contrasting work surfaces and splashbacks. 4 ring gas hob with extractor over, mid level electric fan oven and composite 1 1/4 bowl sink/drainers. Integrated fridge/freezer and dish washer, wood effect vinyl flooring, central heating radiator and ample space for family dining together with UPVC French doors and window to rear aspect. Internal door into....

### Utility Room 6' x 5'2 (1.83m x 1.57m)



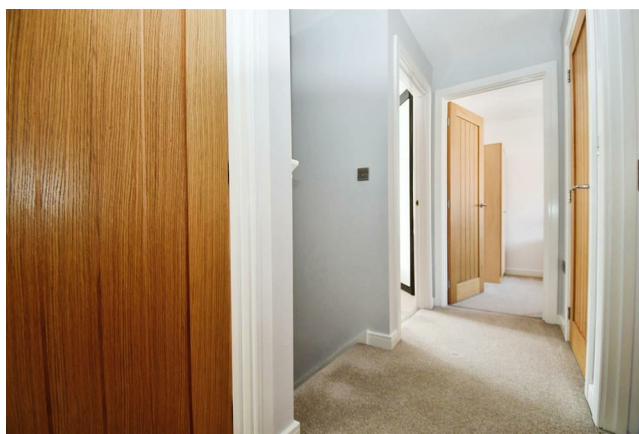
Fitted work surface and wall unit housing central heating boiler, space and plumbing for under counter washing machine and tumble drier. Wood effect vinyl flooring, central heating radiator and composite side entrance door together with door into...

### Downstairs Cloakroom 5'2 x 3'2 (1.57m x 0.97m)



With concealed cistern low flush wc and hand wash basin, central heating radiator, wood effect vinyl flooring and obscured UPVC window to rear aspect

### First Floor Landing



Stairs from entrance hallway rising to first floor landing with carpeted flooring, central heating radiator, airing cupboard and loft access hatch.

Master Bedroom 13'2 x 10'8 max (4.01m x 3.25m max)



Fitted with a range of high quality wardrobes and cupboards, carpeted flooring, central heating radiator and UPVC window to front aspect. Door into.....

Master en-suite 6'6 x 5'4 (1.98m x 1.63m)



Tiled shower cubicle with electric shower, concealed cistern low flush wc and hand wash basin. Vinyl flooring, central heating radiator, tiling to water sensitive areas and obscured glazed UPVC window to front aspect.

Bedroom Two 8'5 x 15'4 max (2.57m x 4.67m max)



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

Bedroom Three 12'1 x 8'1 max (3.68m x 2.46m max)



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

Bedroom Four 7'11 x 10'2 max (2.41m x 3.10m max)



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

Family Bathroom 6'4 x 8'9 max (1.93m x 2.67m max)



With panel bath, concealed cistern low flush wc and hand wash basin. Vinyl flooring, central heating radiator and obscured glazed UPVC window to rear aspect.

#### Outside



The front of the property overlooks the common area and is block paved giving ample off road parking leading up to the single garage whilst there is gate access to the rear where there is a spacious enclosed garden laid mainly to lawn with patio and decked seating area, storage shed and fencing to perimeters.

Garage 15'4 x 8'5 (4.67m x 2.57m)

Accessed from the front driveway with up and over door and electric supply.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band D

Kingston upon Hull City Council

#### EPC

EPC rating B

#### 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 - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 12 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

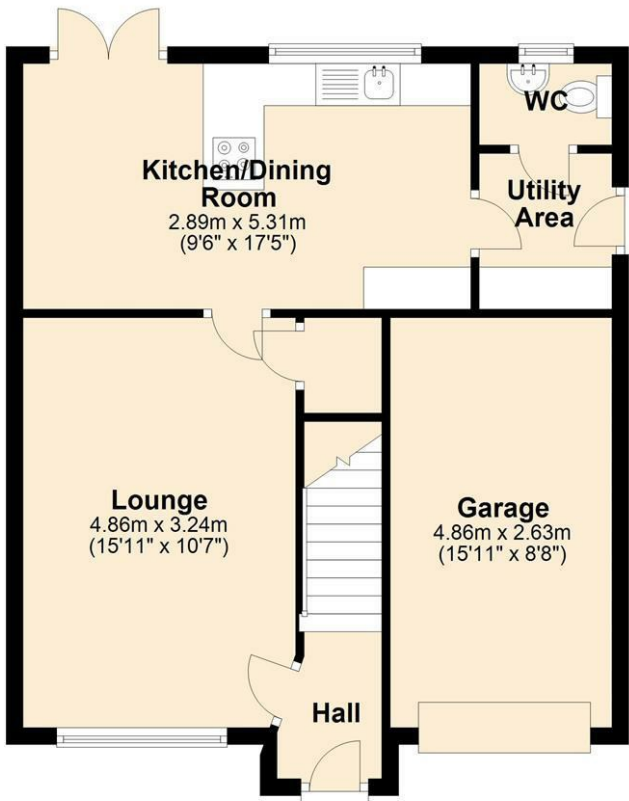
Planning - Whilst there are planning applications in the area, non are specific to the area

#### Whitakers Estate Agent Declaration:

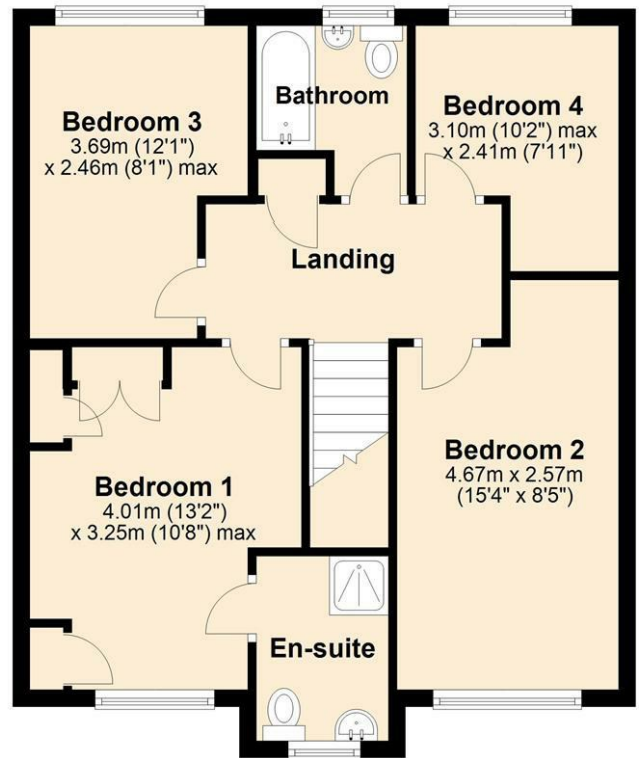
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor



## First Floor

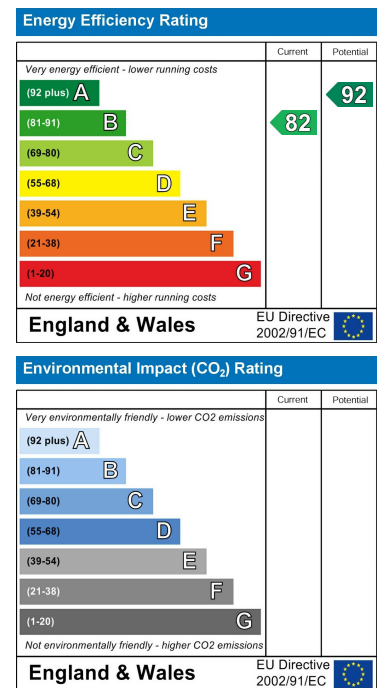


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.