

# Whitakers

Estate Agents



## 898 Holderness Road, Hull, HU9 4AA

**Offers Around £345,000**

This incredibly spacious 2 bedroom detached bungalow with additional loft rooms is available to purchase with NO ONWARD CHAIN.

Occupying a spacious plot on the highly regarded Holderness Road in the East of the City, the property offers excellent road and transport links in and around Hull and surrounding areas as well as being ideally situated for the wide range of local shops and amenities available.

Offering amazingly flexible accommodation over two floors, the property really does need to be viewed to appreciate the scale of the property!

To the ground floor, the wrap around living accommodation briefly comprises; entrance hallway, dining room and fitted kitchen leading to the sun room overlooking the impressive garden together with a spacious lounge, two double bedrooms, a family bathroom, utility room and downstairs cloakroom. The fixed staircase from the entrance hallway leads to a further two rooms and walk in loft space for storage.

To the front of the property there is a lovely mature garden and block paved drive offering ample off road parking and leading to the garage with electric door and power supply whilst the impressive rear garden features patio seating areas, lawn and a wide array of mature plants trees and shrubs!

Viewings are strongly advised to fully appreciate the potential of the property and are available via our office!



The accommodation comprises:

Entrance porch 5'3" 18'8" (1.62 x 5.7)



Upvc double glazed windows and an entrance door. Leads to:

Hallway



Staircase to the landing off and a storage cupboard, coved ceiling and a picture rail.

Sitting room 26'0" x 12'0" (7.95 x 3.68)



Upvc double glazed bay window, two rads, coved ceiling, picture rail and a feature fireplace.

Dining room 12'11" x 12'9" (3.94 x 3.9)



Upvc double glazed window, gas central heating radiator, coved ceiling and a picture rail.

Sun room 11'5" x 30'11" (3.5 x 9.43)



Upvc double glazed patio doors and window  
Upvc double glazed skylight, gas central heating radiators and a coved ceiling.

Rear lobby

Fitted worktops. Leads to:

Cloakroom



Low flush WC and a wash basin.

Kitchen 15'10" x 11'5" (4.84 x 3.5)



Fitted with a range of base wall and drawer units with fitted worktops and a breakfast bar, inset single drainer sink unit, split level oven and hob, tiled flooring and a coved ceiling.

Bathroom



Fitted with a four piece suite comprising corner panelled bath, shower cubicle, vanity wash basin and a low flush WC, gas central heating radiator, coved ceiling.

Bedroom 1 18'1" x 10'10" (5.52 x 3.32)



Upvc double glazed bay window, gas central heating radiator, fitted wardrobes, coved ceiling and a picture rail.

Bedroom 2 12'0" x 12'2" (3.66 x 3.71)



Twp Upvc double glazed windows, gas central heating radiator, coved ceiling and a picture rail.

Landing/loft room 3



Single glazed window, access to the remaining loft space.

Loft room 1 7'3" x 20'0" (2.22 x 6.11)



Double glazed window and a gas central heating radiator.

Loft room 2 13'7" x 10'1" (4.15 x 3.09)



Upvc double glazed window and a gas central heating radiator.

Gardens



To the front of the property there is a well stocked garden with a lawned garden and a long block paved driveway with potential for additional off street parking. At the rear of the property there is a large patio, extensive well stocked lawned gardens with established borders.

Garage

Large brick garage with a roller shutter.

Tenure

This property is freehold

Council tax

Hull City Council - band D

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 - not applicable

Flood Risk - Low

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

Broadband - Basic 20 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - not applicable

Coalfield or Mining Area - not applicable

Planning - not applicable

#### Whitakers Estate Agent Declaration:

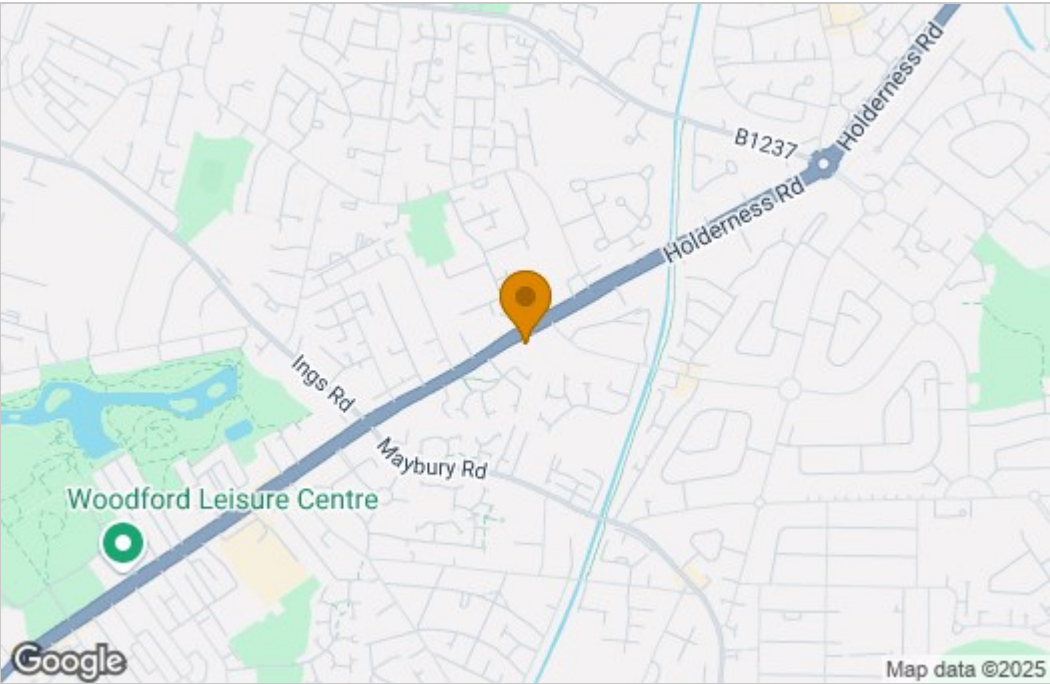
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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



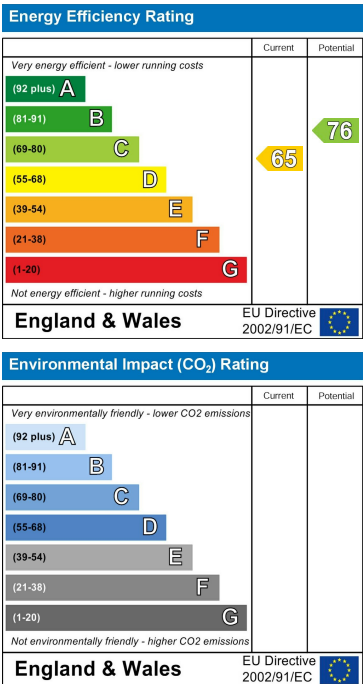
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.