



Providence Crescent, Hull, HU4 6EF
Offers Over £310,000



Platinum Collection

Providence Crescent, Hull, HU4 6EF

This fabulous detached family home has been designed to the highest specification, offering stylish and versatile living throughout. The spacious living room provides a warm and inviting setting, complemented by a contemporary, high-specification dining kitchen ideal for both everyday family life and entertaining. The property boasts four well-proportioned bedrooms, three of which are generous doubles, along with a modern family bathroom and a sleek en-suite. Externally, a side drive offers ample off-street parking leading to a garage, while the beautifully designed, south-facing rear garden provides a private and tranquil outdoor retreat.



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Key Features

- Superior Detached Home
- Highly Desirable Location
- Beautifully Appointed Throughout
- Contemporary Dining Kitchen
- 4 Bedrooms (3 Doubles)
- Stunning Landscaped Rear Garden
- Off-Street Parking and Garage
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	89
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with ceramic tiled flooring, a storage cupboard and stairs off.

LIVING ROOM

21'4 x 10 (6.50m x 3.05m)

An extremely generous living space with French doors to the rear garden and two windows to the front elevation.

DINING KITCHEN

21'4 x 12'9 max (6.50m x 3.89m max)

Superbly appointed contemporary dining kitchen with white gloss wall and base units, quartz worksurfaces with upstands and splashback. Integrated appliances include Microwave Oven (Neff), Electric Oven (Neff), Induction Hob, (Neff), Extractor Hood, Fridge, Automatic Dishwasher and a Wine Cooler. Further benefitting from ceramic tiled flooring, feature wall panelling, ample space for dining, windows to the front and rear elevations and feature wall panelling.

UTILITY ROOM

With white gloss units, quartz work surfaces and upstands, integrated appliances include a Washing Machine and a Fridge/Freezer, further benefitting from a recently installed combination boiler.

CLOAKROOM

With low flush WC, a vanity wash hand basin and lino covered flooring.

FIRST FLOOR;

BEDROOM 1

12'2 x 9'7 max (3.71m x 2.92m max)

A bedroom of double proportions with fitted

wardrobes, feature wall panelling and a window to the rear elevation.

EN-SUITE

With a three piece suite comprising of a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from a window to the rear elevation and partially tiled walls.

BEDROOM 2

15 max x 9'2 (4.57m max x 2.79m)

A further double bedroom with feature wall panelling, a fitted wardrobe and two windows to the front elevation.

BEDROOM 3

11'3 max x 10'2 (3.43m max x 3.10m)

A bedroom of double proportions with two windows to the front elevation.

BEDROOM 4

6'11 x 8'1 (2.11m x 2.46m)

A generous single bedroom with fitted wardrobes, feature wall panelling and a window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls, a radiator and a window to the rear elevation.

EXTERNAL;

FRONT

To the side of the property is a driveway providing ample off-street parking and benefitting from an E-V charging point.

REAR

This beautifully landscaped, south-facing rear garden exudes a serene, Zen-inspired ambience, perfect for unwinding in style. Carefully designed with multiple seating areas to follow the sun, it features a contemporary summerhouse, sleek privacy screens, and modern fencing that enhance both comfort and seclusion. The low-maintenance, artificially turfed lawn offers year-round greenery, bordered by well-defined beds planted with a harmonious mix of shrubs and seasonal flowers, adding texture and colour throughout the year.

SUMMERHOUSE

Fabulous summerhouse providing the perfect tranquil space.

GARAGE

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

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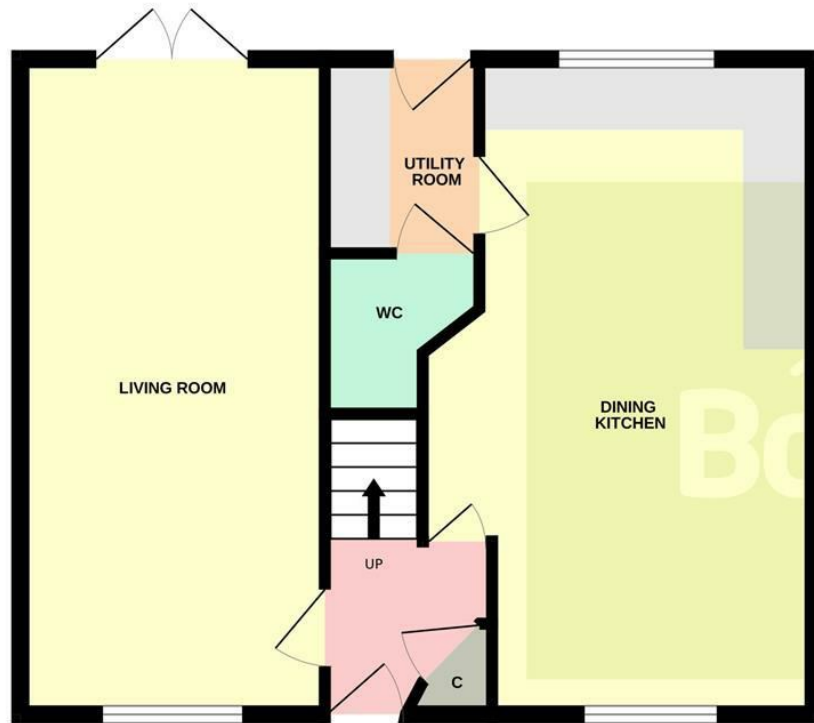
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

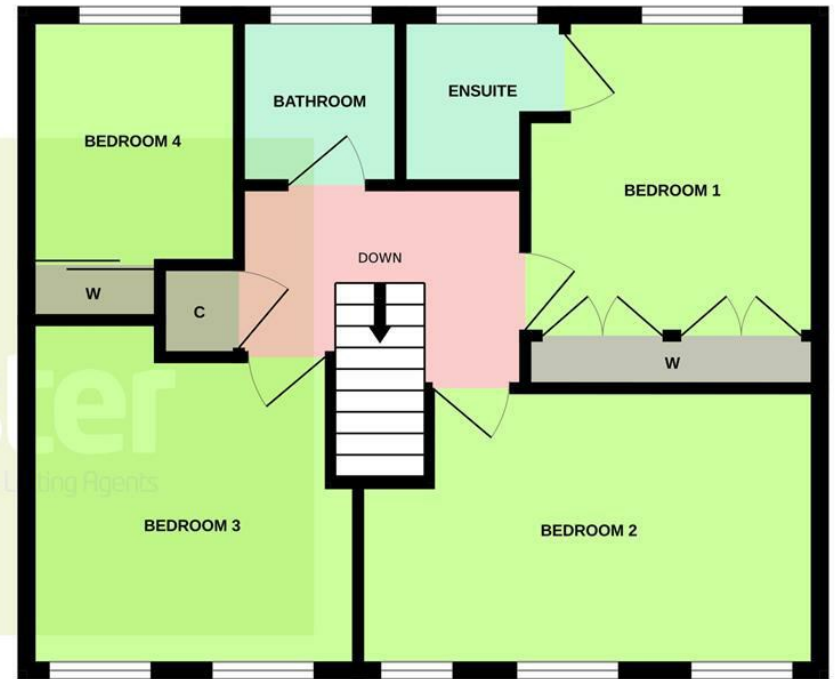




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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