



1014 Holderness Road, Hull, HU9 4AG

£375,000

Urban Property are proud to present this extended four-bedroom + annex semi-detached Edwardian residence on Holderness Road, Hull. This amazing family home seamlessly blends classic charm with modern amenities. With an extensive private driveway, south-facing rear garden, and versatile large rear annex offering independent accommodation options. This spacious home caters to a range of lifestyle needs!

Arrange a viewing today to experience just how outstanding this property is!

Hallway

The hallway boasts ample space and natural light, thanks to the UPVC double-glazed door and windows. It provides access to the first floor via the staircase and leads to the through lounge dining room and the breakfast/family room, offering convenient flow between living areas.

Through Lounge / Dining Room

This spacious area features a large bay window to the front aspect, along with two side windows, providing ample natural light.

A focal point of the room is the feature log burning stove, adding character and warmth to the space.

Family / Breakfast Room

The family/breakfast room is generously proportioned, featuring a large window to the side aspect for natural light. It offers space for both dining and seating areas, providing a relaxed setting for everyday meals and leisure. Conveniently, open plan to the kitchen.

Kitchen

The modern white handle-less kitchen boasts sleek aesthetics and functionality, complemented by parquet vinyl flooring for a contemporary touch. Equipped with essential appliances including a stove and extractor hood, meal preparation is effortless. A side window infuses the space with natural light, while a composite sink and drainer enhance practicality. Additionally, a door provides access to the annex, facilitating convenience and seamless flow between living spaces.

Annex Playroom

The annex features a dedicated playroom, offering a versatile space for leisure and activities. Transitioning seamlessly to the kitchen and the remainder of the annex, this area provides flexibility for various uses and ensures convenient access to the annex's amenities.

Annex Kitchen

The modern fitted kitchen in the annex is designed for both style and practicality, featuring contemporary units and plenty storage. With a convenient door leading to the rear garden, outdoor access is readily available. Another door seamlessly connects to the large reception room of the annex, providing a spacious and welcoming area for diverse living arrangements.

Annex Large Reception Room

The annex boasts a generously proportioned reception room, spanning an impressive 31 feet by 12 feet. This expansive space offers versatility and comfort, ideal for various living arrangements and entertainment purposes. A window to the rear aspect floods the room with natural light, enhancing its inviting ambiance. Whether used as a lounge, entertainment area, or additional living space, this room provides ample room for relaxation and enjoyment.

Landing

A large landing serves the first floor, with doors to three bedrooms and shower room

Bedroom One

Master bedroom to the front aspect, with large bay window and fitted wardrobes.

Bedroom Two

Second bedroom with window to rear aspect

Bedroom Three

Third bedroom with window to the rear aspect and walk in wardrobe.

Shower Room

The spacious contemporary shower room offers a sleek and inviting atmosphere, perfect for rejuvenation and relaxation. Enhanced by two windows, natural light fills the space, creating a bright and airy ambiance. The room features essential amenities including a WC and a wall-mounted washbasin, combining style with practicality. The focal point of the room is the walk-in shower, complete with a drench shower and glass screen.

Exterior

The property boasts a substantial front aspect, offering ample parking space for multiple vehicles, making it convenient for residents and visitors alike. A private driveway leads seamlessly to the garage, providing secure parking and additional storage options.

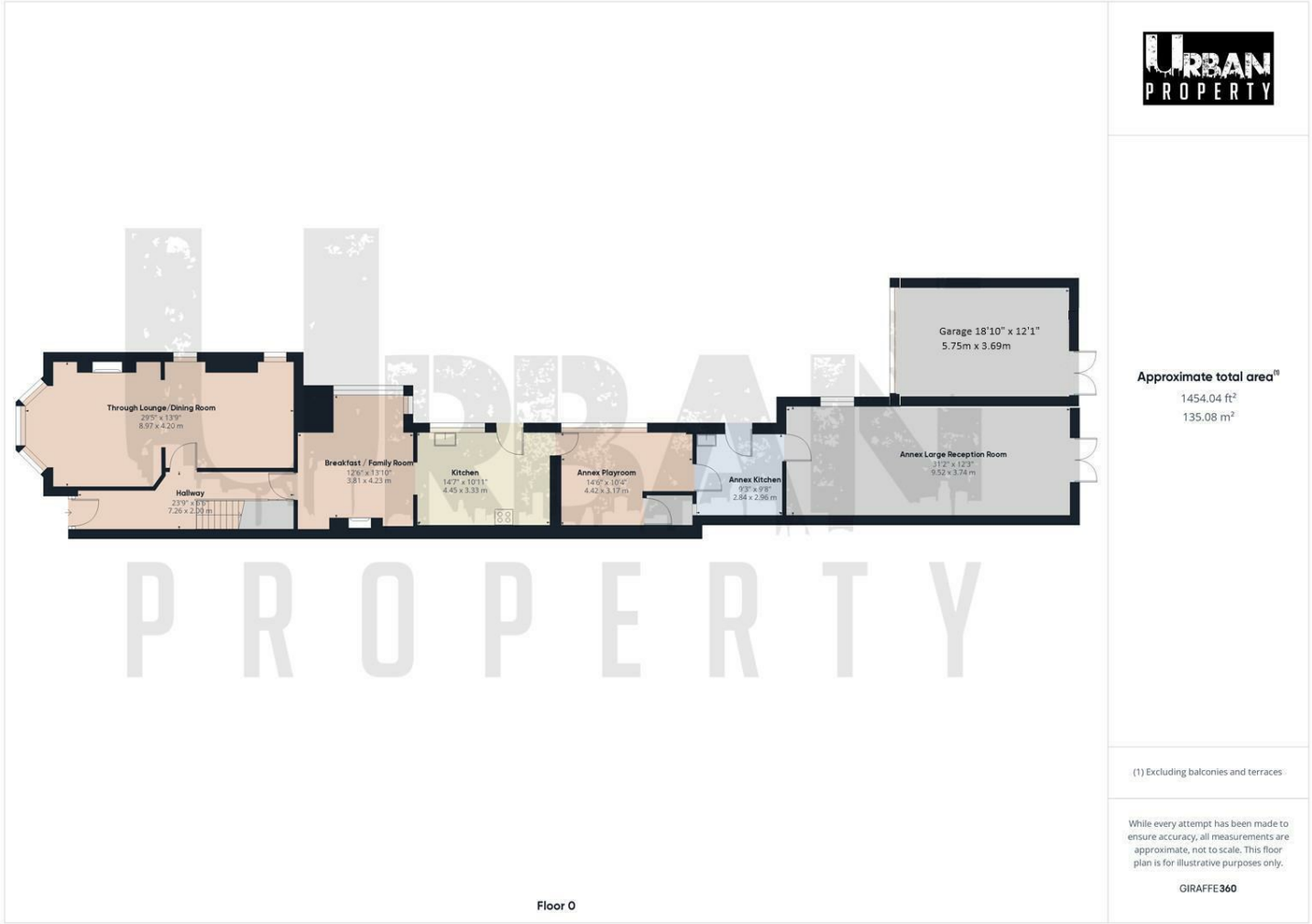
To the rear, a truly expansive south-facing garden awaits, offering abundant space for outdoor activities, relaxation, and entertainment. This vast outdoor area provides a serene retreat, bathed in sunlight throughout the day, making it perfect for enjoying al fresco dining or simply unwinding in nature.

Adding to its allure, the rear garden also grants access to the annex, enhancing the property's versatility and functionality. Whether it's for extended family living or a dedicated workspace, this annex and its connection to the garden offer endless possibilities for comfortable and convenient living.

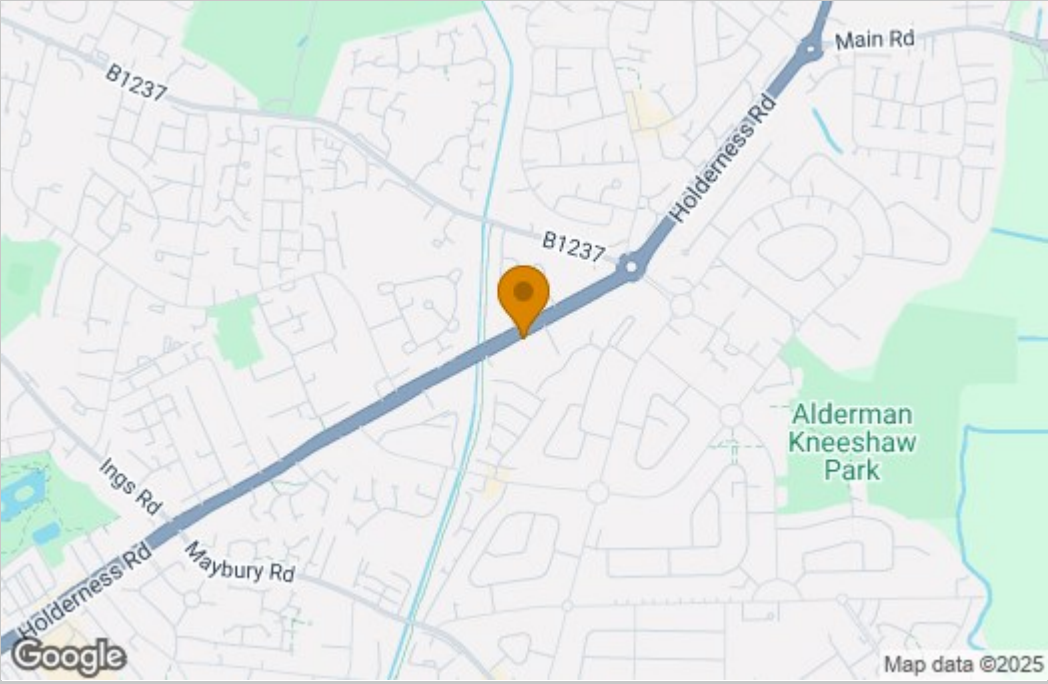
Garage 18'10" x 12'1" (5.75 x 3.69)

Spacious garage with power and lighting, with additional rear door to the garden.

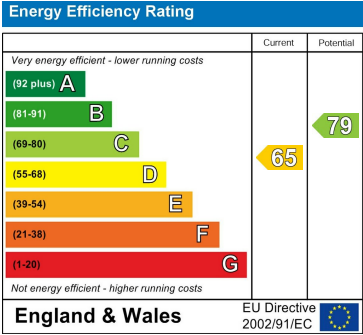
Floor Plan



Area Map



Energy Efficiency Graph



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