

# Whitakers

Estate Agents



## 6 Easenby Avenue, Hull, HU10 7JP

**£425,000**

A fantastic opportunity has arisen to acquire this deceptively spacious and well designed detached family home, offering generously proportioned accommodation and boasting a high level refurbishment throughout, and versatile enough to suit a wide array of buyers.

Briefly comprising- large hallway, spacious light and airy lounge, superb contemporary fitted dining kitchen with a host of integrated appliances, utility room which offers potential to be converted into a bathroom, cloakroom and two good bedrooms to the ground floor, the first floor boasts a fantastic master bedroom with slide robes and full en-suite bathroom, together with further bedroom and shower room.

Externally to the front of the property, there is a large garden which is partly laid to lawn and enclosed to the boundary by a brick wall and wrought iron gates. The double driveway, which accommodates off-street parking for multiple cars, leads to the double garage with electric up and over door and connection to electric power supply. The rear garden is laid to lawn, enclosed to the boundary by wooden fencing and enjoys a large deck with a pagoda and summerhouse, ideal to enjoy the sun in the warmer months.

The immaculately presented accommodation on offer is situated on a prime residential location in the Kirk Ella village – an area renowned for its proximity to leisure facilities / amenities including shops, playing fields and with-in the catch area of prestigious local schooling, all of which are tied together by easily accessible transport links.

Only an internal inspection can truly showcase the accommodation on offer.

## The Accommodation Comprises

### Ground Floor

#### Entrance Porch

Upvc double glazed entrance door leading to:

Hallway 16'9" x 10'11" maximum (5.13m x 3.33m maximum )



Gas central heating radiator, wood flooring, down lighters and staircase to the landing off.

Lounge 18'3" x 13'1" maximum (5.57m x 4.00m maximum )



Three Upvc double glazed windows, gas central heating radiator, inset living flame fire and a recess to house a 50" television, bi fold doors leading from the hallway.

Dining Kitchen 19'8" x 12'0" maximum (6.00m x 3.68m maximum )



Two Upvc double glazed window, gas central heating radiator, and featuring a newly fitted range of units including a large island unit, fitted worktops integrated appliances including a double oven, inset 5 ring hob with a cooker hood over, dish washer and fridge freezer, suspended lighting and downlighters and wood flooring.

#### Utility Room

Upvc double glazed entrance door, fitted

worktops, plumbing for an automatic washing machine and dish washer, gas central heating boiler and wood flooring.

#### Cloakroom

Upvc double glazed window, low flush WC and wash basin.

Bedroom Three 16'2" x 13'3" maximum (4.95m x 4.04m maximum )



Upvc double glazed window and rear door leading to the gardens, gas central heating radiator, wood flooring and down lighters.

Bedroom Four 12'2" x 8'9" (3.71m x 2.68m )



Upvc double glazed window, gas central heating radiator and wood flooring.

### First Floor

#### Landing

Access to the loft space and to the eaves, downlighters. Leads to:

Master Bedroom 19'0" x 13'6" maximum (5.80m x 4.14m maximum )



Upvcx, gas central heating radiator and newly fitted wardrobes with sliding mirrored doors.

#### En-Suite Bathroom



Fully tiled with a towel rail gas central heating radiator and fitted with a three piece suite comprising slipper bath, vanity wash basin and a low flush WC, tiled flooring, extractor fan and down lighters.

Bedroom Two 19'2" x 9'4" maximum (5.85m x 2.87m maximum )



Upvc double glazed window, gas central heating radiator and a built in wardrobe.

#### Shower Room



Tower rail radiator, fully tiled and fitted with a three piece suite comprising large walk in shower cubicle, pedestal wash basin and a low flush WC.

#### Gardens



To the front of the property there is a lawned garden and boundary wall. Wrought iron gates lead to a double width driveway and the garage. At the rear of the property there is a lawned garden with fencing to the surround and a large deck with a pagoda and summerhouse.

#### Garage

Electric up and over door, electricity power, window to the rear aspect and entrance door to the rear garden.

#### Summerhouse



#### Tenure

The property is held under freehold tenureship.

Council Tax Band  
Council Tax Band - E  
Local Authority - East Riding Of Yorkshire

#### 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 sale 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.

#### Whitakers Estate Agent Declaration

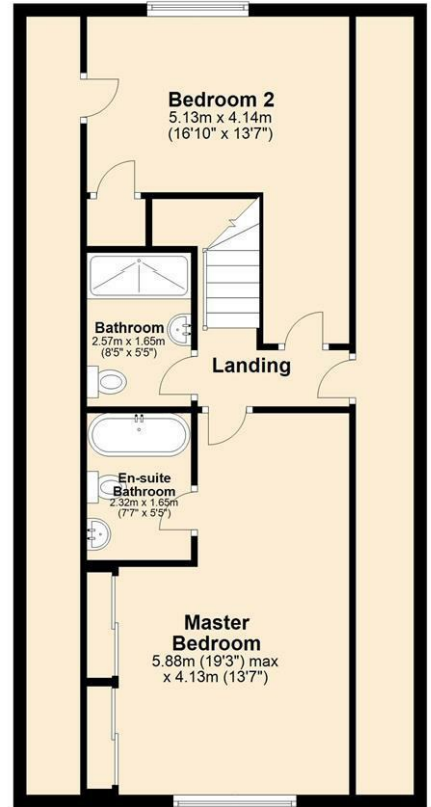
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# Floor Plan

**Ground Floor**  
Approx. 120.5 sq. metres (1297.5 sq. feet)

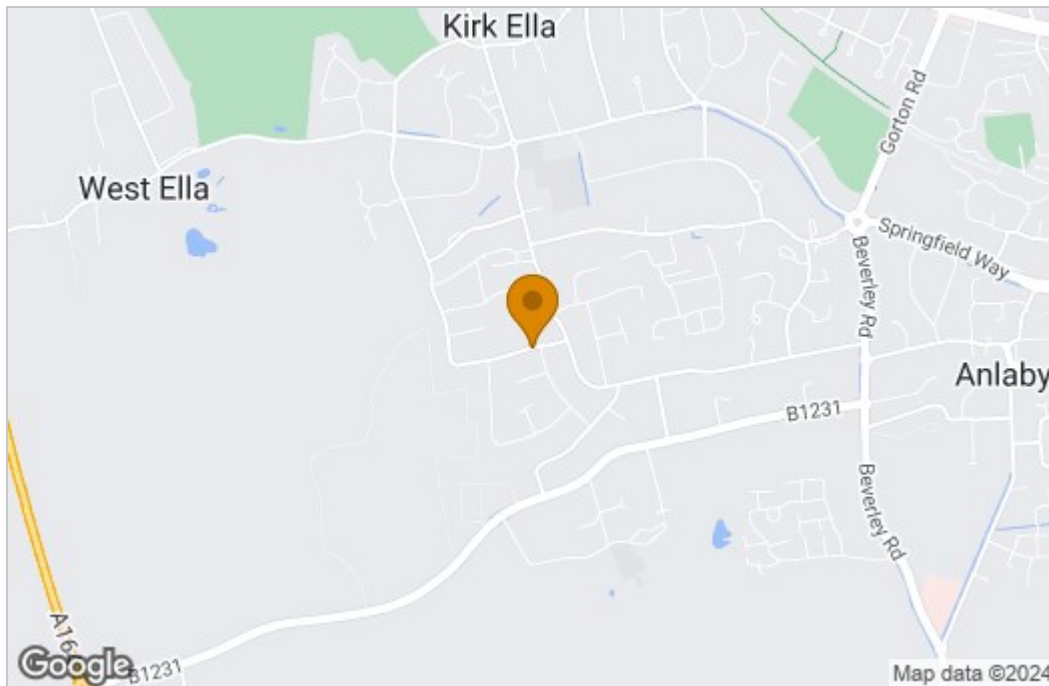


**First Floor**  
Approx. 74.9 sq. metres (805.8 sq. feet)

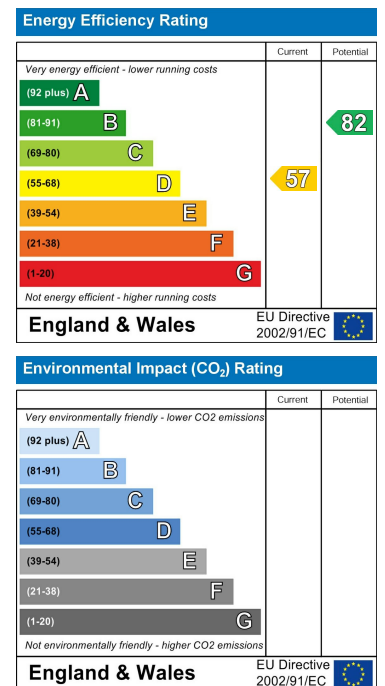


Total area: approx. 145.8 sq. metres (1569.3 sq. feet)  
Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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