

# Whitakers

Estate Agents



## 46 Redland Drive, Hull, HU10 7UY

**£507,500**

Whitakers Estate Agents are pleased to introduce this well presented property which has been greatly extended and enhanced from its original design to incorporate a traditional and contemporary feel throughout.

The residence briefly comprises entrance hall with cloakroom and W.C, spacious lounge with bay window to the front aspect, utility room and open plan kitchen / diner with games room to the ground floor. A fixed staircase leads to the first floor which constitutes a landing space with drop down ladder to the boarded loft space, master bedroom with split level dressing room and en-suite shower room, three further double bedrooms and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a low maintenance garden to accommodate off-street parking for multiple cars and an integral garage. Cedarwood gates on either side open to the large southerly facing rear garden which is mainly laid to lawn with well stocked borders and patio seating area.

Taken together, the accommodation on offer would make an ideal home for the growing family seeking to reside within the catchment of prestigious schooling and embrace close proximity to an abundance of local amenities, leisure facilities and trade routes to the Hull City Centre and surrounding villages.

Viewing at the earliest convenience is recommended to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Wooden double glazed door with bespoke Accoya wooden door with triple glazed stained glass window, central heating radiator, original panelling to the walls, carpeted flooring and built in cloakroom with bespoke Accoya triple glazed stained glass window and Amtico Signature flooring.

Lounge 17'4" x 12'11" maximum (5.30m x 3.94m maximum )



UPVC double glazed bay window, curved central heating radiator, feature fireplace with multi-fuel log burner with exposed brick inset / slate hearth and oak mantle and Amtico Signature flooring.

#### W.C.

Accoya triple glazed stained glass window, central heating radiator, storage cupboard, Amtico Signature flooring and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

#### Utility Room 10'9" x 8'8" (3.28m x 2.66m )



Composite door with UPVC double glazed side window, central heating radiator, Amtico Signature flooring with tiled effect and fitted with floor units, Silestone worktop, sink with mixer tap and plumbed for automatic washing machine and dryer.

#### Kitchen / Living / Dining Room 32'3" x 33'9" (9.83m x 10.29m )



Two UPVC double glazed bifold doors, two roof lanterns, three central heating radiators, wood burner, media wall, Amtico Signature flooring and fitted with a range of floor and eye level units, Silestone worktop with upstand laminate above, Smeg integrated oven / microwave, provision for a gas cooker and central island with Silestone top, integrated Siemens dishwasher, built in storage and mixer tap,

#### Games Room 12'7" x 9'6" (3.86m x 2.91m )



Two UPVC double glazed windows, central heating radiator and Amtico Signature flooring.

### First Floor

## Landing

With access to the partly boarded loft, Accoya triple glazed stained glass window, central heating radiator and carpeted flooring. Leading to:

Master Bedroom 12'7" x 23'5" (3.85m x 7.15m )



UPVC double glazed French doors and carpeted flooring

## Split Level Dressing Room



UPVC double glazed bay window, central heating radiator, built in wardrobe and Amtico Signature flooring.

## En-Suite Shower Room



UPVC double glazed window, central heating radiator, Amtico flooring and fitted with a three

piece suite comprising enclosure with mixer and waterfall shower, vanity sink with mixer tap and low flush W.C.

Bedroom Two 17'3" x 12'9" (5.26m x 3.89m )



UPVC double glazed bay window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Three 14'9" x 10'4" (4.51m x 3.16m )



UPVC double glazed bay window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Four 9'10" x 10'5" (3.02m x 3.18m )

UPVC double glazed bay window, central heating radiator, fitted wardrobes and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating

radiator, built in storage cupboard, partly tiled to splashback areas with Amtico Signature flooring with under floor heating and fitted with a three piece suite comprising panelled bath with mixer and waterfall shower, wash basin with mixer tap and low flush W.C.

#### External



Externally to the front of the property there is a low maintenance garden to accommodate off-street parking for multiple cars and an integral garage. Cedarwood gates on either side open to the large southerly facing rear garden which is mainly laid to lawn with well stocked borders and patio seating area.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax Band

Council Tax band - E

Local Authority - East Riding Of Yorkshire

#### EPC Rating

EPC rating - E

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 17 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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.

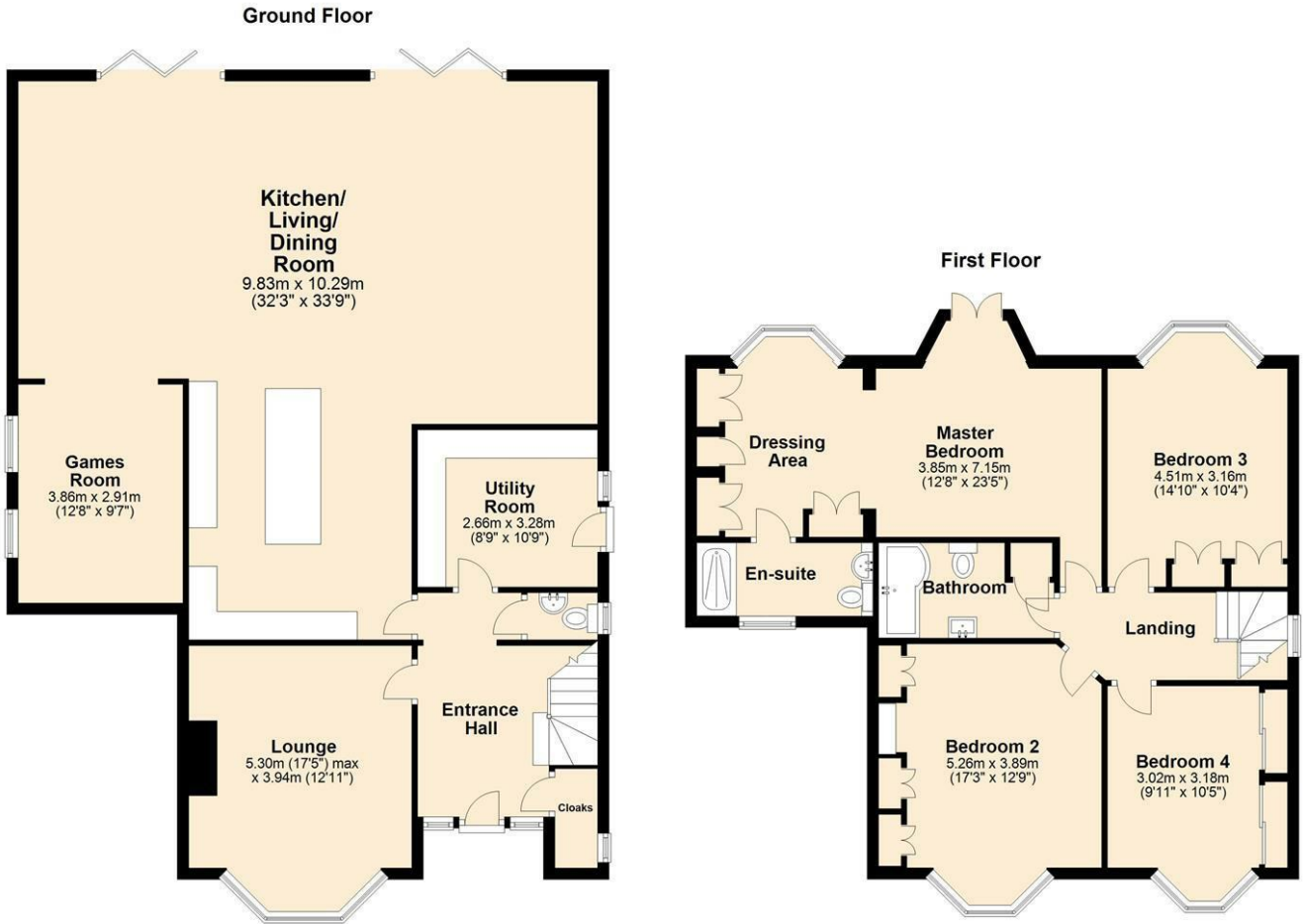
#### Free Market Appraisals / Valuations

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

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

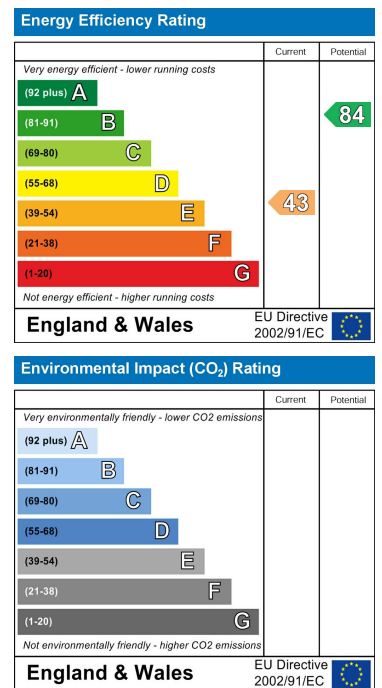


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.