

# Whitakers

Estate Agents



## 21 Oak Hill, Hull, HU10 6DH

**£399,500**

NO ONWARD CHAIN!

A rare opportunity to acquire a FIVE bedroomed detached home, situated in this sought after location in Willerby, forming part of a small development by Peter Ward Homes and having close proximity to schools and Willerby's excellent amenities.

The main features include -

Welcoming entrance hall with useful cloakroom off, generous lounge with bay window to the front aspect and feature fireplace, separate dining room, breakfast kitchen and utility area.

The first floor boasts five good sized bedrooms with the master having fitted wardrobes together with an en-suite wet room. The four piece family bathroom completes the upstairs accommodation available. Externally, to the front of the property there is a lawned garden and driveway with a further lawned area in front of the shared access. At the rear of the property there is a lawned garden with a boundary fence and wall and a patio 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 routes to the Hull City Centre and surrounding villages.

The accommodation comprises:

**Entrance Hall**

Double glazed entrance door, gas central heating radiator, laminate flooring and staircase to the landing off.

**Cloakroom**



Gas central heating radiator, low flush W.C. and wash basin, laminate flooring and an extractor fan.

**Lounge 18'0" x 12'11" max (5.50 x 3.95 max)**



Upvc double glazed bay window, gas central heating radiator, coved ceiling and a feature fireplace.

**Dining Room 14'1" x 10'5" max (4.30 x 3.20 max)**



Sliding patio doors, gas central heating radiator, coved ceiling and laminate flooring.

**Breakfast Kitchen 16'2" x 9'9" max (4.93 x 2.98 max)**



Two Upvc double glazed windows, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops including a breakfast bar and tiled splash backs, inset one and a half bowled single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob.

**Utility Area**

Double glazed side entrance door, wall mounted gas central heating boiler, fitted worktops and plumbing for an automatic washing machine.

**Landing**

Coved ceiling, access to the loft space and an airing cupboard housing the hot water cylinder.



Master bedroom



Two Upvc double glazed windows, gas central heating radiator and fitted wardrobes with sliding doors.

Wet Room



Upvc double glazed window, gas central heating radiator, low flush WC, wash basin and a soakaway shower area.

Bedroom Two 13'4" x 9'11" max (4.08 x 3.03 max)



Upvc double glazed window and a gas central heating radiator.

Bedroom Three 11'0" x 10'5" max (3.37 x 3.20 max)



Upvc double glazed window and a gas central heating radiator.

Bedroom Four 13'1" x 9'2" max (4.00 x 2.80 max)



Upvc double glazed window and a gas central heating radiator.

Bedroom Five 9'10" x 7'8" max (3.02 x 2.34 max)



Upvc double glazed window and a gas central heating radiator.

## Bathroom



Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a four piece suite comprising panelled bath, pedestal wash basin, bidet and a low flush WC, laminate flooring and an extractor fan.

## Garage

Integral brick garage with an up and over door, power and lighting laid on.

## Gardens



To the front of the property there is a lawned garden and driveway with a further lawned area in front of the shared access. At the rear of the property there is a lawned garden with a boundary fence and wall and a patio area.

## Council Tax

Local Authority - East Riding of Yorkshire  
Band - E

Tenureship  
Freehold

## 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.

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## Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE, Vodafone, Three, 02  
Broadband - Basic 18 Mbps Ultrafast 1000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

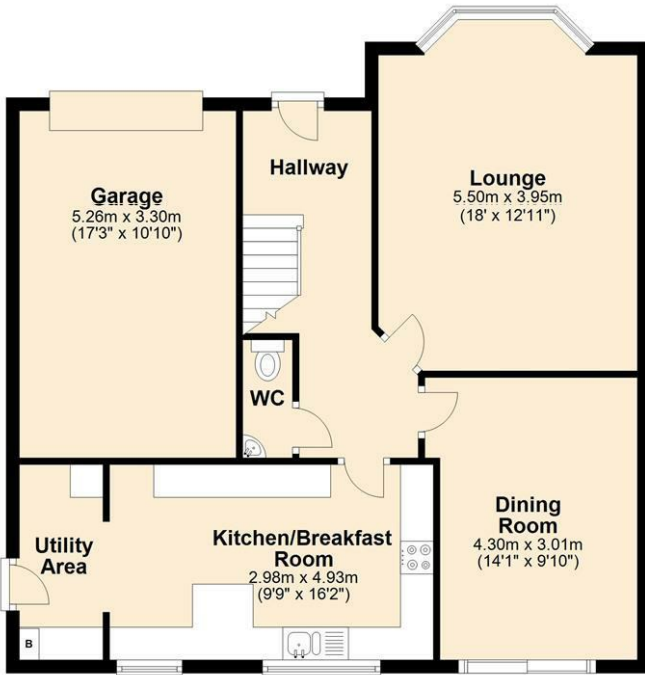
## Whitakers Estate Agent Declaration

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.

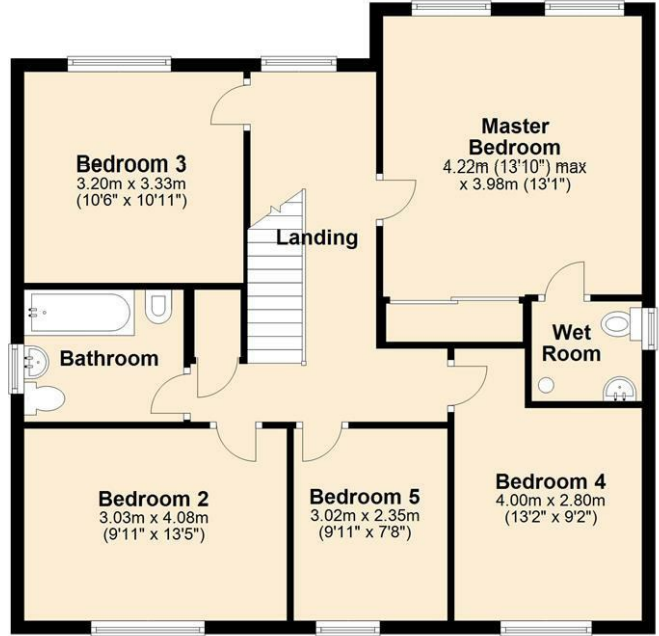


# Floor Plan

Ground Floor



First Floor

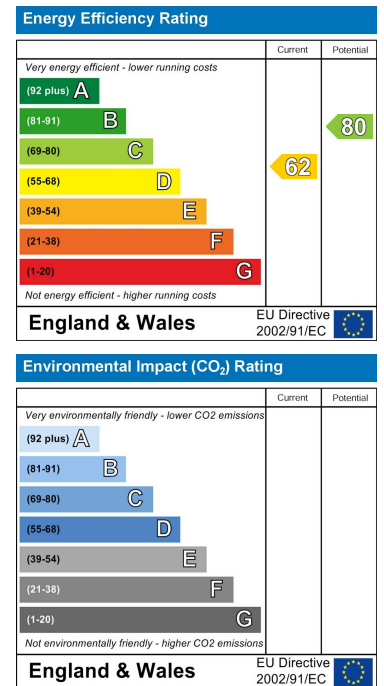


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.