

# Whitakers

Estate Agents



## 70 Bellfield Drive, Hull, HU10 6HQ

**£329,950**

Whitakers Estate Agents are pleased to introduce this immaculate four-bedroom detached property which has been much extended and enhanced from its original design to afford its owner comfortable living space across both floors. The residence is nestled within the Willerby village and embrace close proximity to an abundance of local shops and shopping parks, dining facilities and recreational facilities whilst also embracing the tranquility of its off-main-road positioning and scenic views of nearby fields and nature trails.

The accommodation briefly comprises porch opening to the large entrance hall with cloakroom, spacious lounge with French doors opening to the dining area / sitting room and contemporary kitchen fitted with a host of integrated appliances to the ground floor. The first floor boasts a landing space which leads to three fitted double bedrooms, a further fitted bedroom and a bathroom suite furnished with a three-piece suite.

Externally the property enjoys a generously sized plot, having a low maintenance garden with mature border to the front which accommodates off-street parking for multiple cars. A side gate opens to the southernly facing rear garden which is mainly laid to lawn with a patio seating area and mature hedging to provide privacy.

The residence also benefits from having access to a garage which is accessed via an up and over door and personal rear door.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of the well-regarded Carr Lane Primary and Wolreton Upper school / Sixth form college.

Viewing at the earliest convenience is recommended to avoid disappointment.



## The Accommodation Comprises

### Ground Floor

#### Porch

UPVC double glazed patio door with carpeted flooring and opening to:

#### Entrance Hall



UPVC double glazed door with side windows, central heating radiator, under stairs storage cupboard and carpeted flooring. Leading to:

#### Cloakroom



UPVC double glazed window, partly tiled to splashback areas and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

Lounge 19'11" x 12'0" maximum (6.09m x 3.67m maximum )



UPVC double glazed window, central heating radiator, gas fire with marbled inset hearth and wooden surround, carpeted flooring and French doors opening to:

Dining Area 10'11" x 9'9" (3.35m x 2.99m )



Central heating radiator and carpeted flooring.

Sitting Room 10'6" x 9'11" (3.21m x 3.04m )



UPVC double glazed French doors opening to the rear external, central heating radiator and carpeted flooring.

Kitchen 20'11" x 7'10" (6.39m x 2.40m )



UPVC double glazed door, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eyelevel units, quartz worktop with upstand laminate above, sink with mixer tap and fitted with a range of integrated appliances including oven and microwave, hob with extractor hood above, fridge-freezer, dishwasher and washing machine.

First Floor

Landing



With access to the loft hatch, UPVC double glazed window, central heating radiator, built in storage cupboard and carpeted flooring. Leading to:

Bedroom One 10'7" x 13'0" maximum (3.24m x 3.98m maximum )



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

Bedroom Two 8'4" x 14'8" maximum (2.56m x 4.48m maximum )



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

Bedroom Three 10'6" x 10'1" maximum (3.22m x 3.09m maximum )



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

Bedroom Four 10'0" x 8'5" maximum (3.06m x 2.57m maximum )



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



## Bathroom



UPVC double glazed window, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

## External



Externally the property enjoys a generously sized plot, having a low maintenance garden with mature border to the front which accommodates off-street parking for multiple cars. A side gate opens to the southernly facing rear garden which is mainly laid to lawn with a patio seating area and mature hedging to provide privacy. The residence also benefits from having access to a garage which is accessed via an up and over door and personal rear door.

## 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 2 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

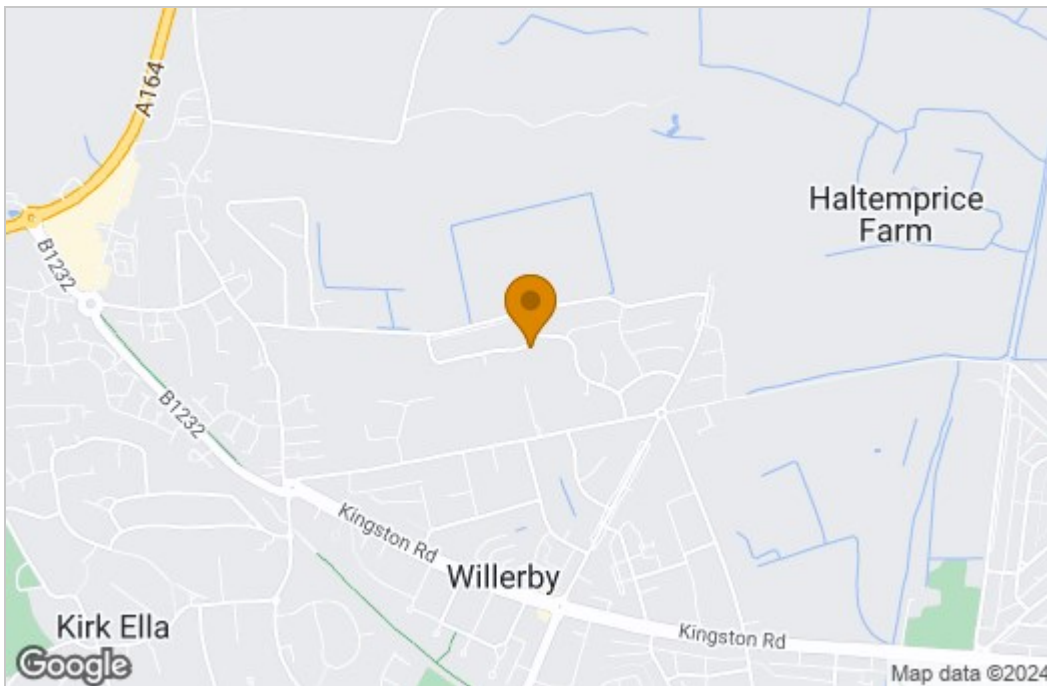
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# Floor Plan

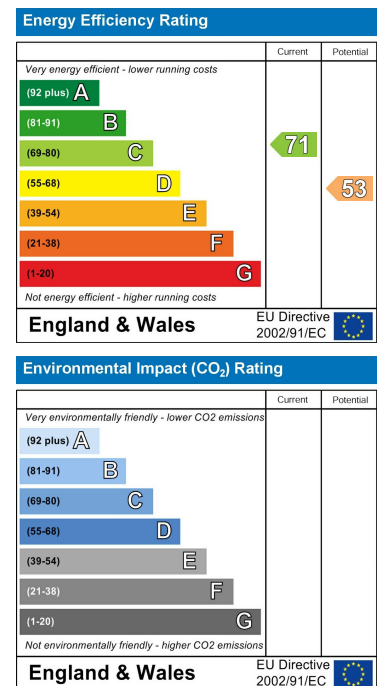


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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