

# Whitakers

Estate Agents



## 27 Braids Walk, Hull, HU10 7PB

**£400,000**

This immaculate four bedroom detached property occupies an enviable corner plot on this sought after road in the heart of Kirk Ella, with around 80% of the accommodation on one level, offering over 1350 square feet of floorspace, making it an ideal choice for those that need move to one level but do not want to compromise on living space.

This versatile property briefly comprises - porch, entrance hall, 20' contemporary fitted kitchen, dining area with large picture window that lets the natural light flood the room, 17' lounge, two double bedrooms (both fitted) along with the well appointed family bathroom suite and useful W.C. The first floor boasts a 20' master bedroom which is fitted and enjoys En suite facilities together with bedroom three which is also fitted and a modern shower room.

Externally to the front of the property there is a garden mainly laid to lawn with driveway leading down to the garage, the rear garden is enclosed to the boundary and low maintenance in design.

Early viewings are advised.

## The Accommodation Comprises

### Porch

Upvc double glazed door and tiled stone flooring.

Opening to:

Entrance Hall



Upvc double glazed door and cushion flooring.  
Leading to:

W.C.



Upvc double glazed window, vort central heating radiator and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

Bedroom Two 12'7" x 9'8" (3.86m x 2.97m )



Upvc double glazed bay window to the front

elevation, central heating radiator / duel fuel central heating radiators, fitted wardrobes and cushion flooring.

Downstairs Bathroom 8'5" x 6'5" (2.59m x 1.98m )



Upvc double glazed window to the side elevation, central heating radiator, partly tiled to splashback areas, two storage cupboards and fitted with a three piece suite comprising panelled bath with mixer taps and shower, vanity sink with mixer taps and low flush W.C.

Bedroom Four 9'8" x 7'6" (2.97m x 2.29m )



Upvc double glazed window to the rear elevation, central heating radiator, fitted wardrobes and cushion flooring.

Dining Room 11'3" x 9'8" (3.45m x 2.97m )

Full sized Upvc double glazed picture window to the front elevation and central heating radiator.

Lounge / Dining Area 17'8" x 15'8" (5.41m x 4.78m )



Two Upvc double glazed windows, two central heating radiators and contemporary wall mounted gas fire.

Kitchen / Diner 20'11" x 12'0" (6.38m x 3.66m )



Upvc double glazed door leading to the rear external with side window, two Upvc double glazed windows, central heating radiator, tiled flooring and fitted with a range of white floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, breakfast bar and a host of integrated appliances including double oven and microwave, hob with extractor hood above, two fridges, washer / dryer and American fridge-freezer.

First Floor

Landing  
Leading to:

Bedroom One 20'6" x 8'2" (6.25m x 2.51m )



Two Upvc double glazed windows to the rear elevation, central heating radiator and fitted wardrobes.

En-Suite 6'7" x 5'2" (2.03m x 1.60m )



Upvc double glazed window to the rear elevation, central heating radiator, partly tiled to splashback areas, storage in the eaves, cushion flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, vanity sink with mixer taps and low flush W.C.

Bedroom Three 12'0" x 8'7" (3.66m x 2.64m )



Two Upvc double glazed windows to the front elevation, central heating radiator and fitted wardrobe.

Upstairs Bathroom 9'8" x 6'5" (2.95 x 1.98m )



Velux window to the front elevation, central heating radiator, partly tiled to splashback areas, fitted storage cupboard, cushion flooring and

fitted with a three piece suite comprising walk in enclosure with waterfall mixer shower, vanity sink with mixer tap and low flush W.C.

#### External



Externally to the front of the property there is a garden mainly laid to lawn with driveway leading down to the garage, the rear garden is enclosed to the boundary and low maintenance in design.

#### Tenure

the property is held under Freehold tenureship.

#### Council Tax Band

Council Tax band - E

#### EPC Rating

EPC rating - C

#### 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.

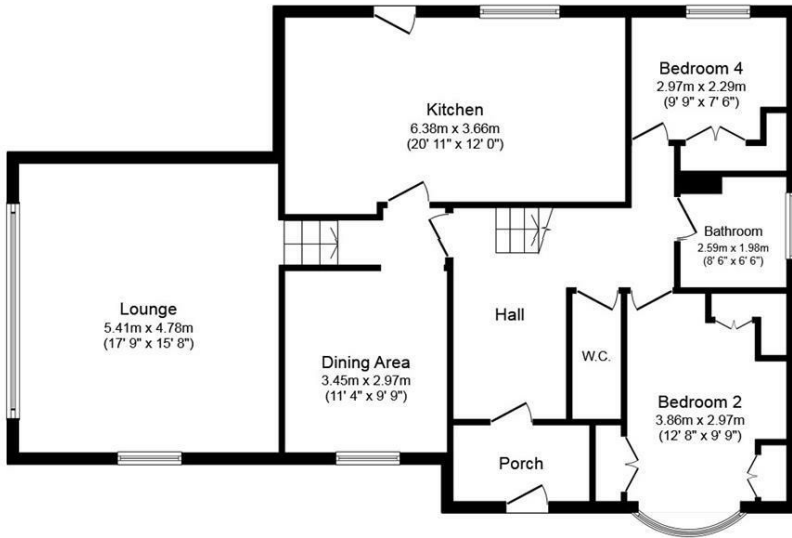
#### Free Market Appraisals / Valuations

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.

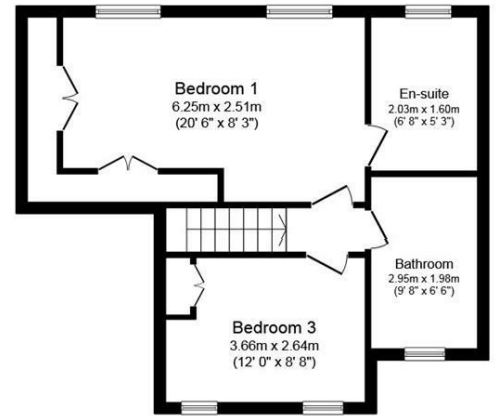
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# Floor Plan



**Ground Floor**



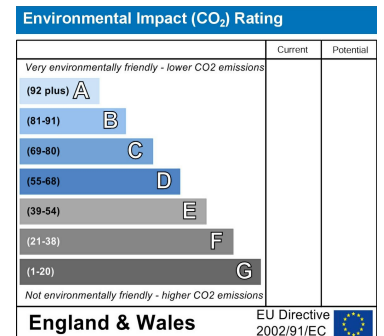
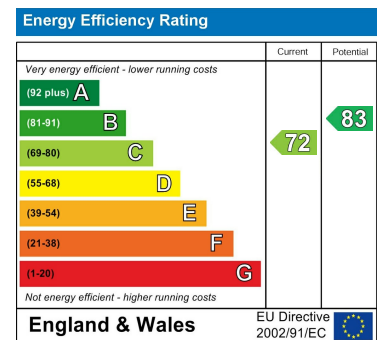
**First Floor**

Total floor area 155.3 sq.m. (1,671 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

# 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.