

Whitakers

Estate Agents



57 Petfield Drive, Hull, HU10 7ES

£300,000

This attractive detached property has been the subject of a layout re-model by its current occupier to provide ample living space for the growing family on this exclusive and sought after development within the heart of the Anlaby village.

Briefly comprising entrance room, spacious lounge, fitted dining kitchen with utility area and cloak-room off, and garage which has been converted into an additional reception room to the ground floor.

The first floor boasts a landing space with access to the boarded loft space with fold-out ladder and ample built-in storage; there is a master bedroom with en-suite shower room, three further good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally there is a lawned garden to the front with a large side drive to accommodate off-street parking for multiple cars. A side path leads to the gated access to the enclosed rear garden: laid to lawn with well stocked borders, patio and wooden decking seating areas.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

Composite double glazed door, central heating radiator and Camaro LVT flooring. Leading to:

Lounge 14'9" x 11'9" (4.51 x 3.59)



UPVC double glazed window, two central heating radiators, understairs storage cupboard and Camaro LVT flooring.

Kitchen / Breakfast Room 9'11" x 17'11" (3.04 x 5.47)



UPVC double glazed French doors with side windows, UPVC double glazed window, two central heating radiators, Camaro LVT flooring and fitted with a host of integrated appliances : oven, four ring gas hob with extractor hood above, fridge-freezer and dishwasher.

Dining Room / Home Office 15'8" x 8'5" (4.78 x 2.59)



UPVC double glazed window and carpeted flooring.

Utility Area 5'4" x 5'7" (1.64 x 1.71)



UPVC double glazed composite door, central heating radiator, plumed for a washing machine, Camaro LVT flooring and fitted with floor and eye level units and contemporary worktop with splashback tiles above.

Cloak Room



UPVC double glazed window, central heating radiator, Camaro LVT flooring and fitted with a two-piece suite comprising pedestal sink with mixer tap and low flush W.C.

First Floor

Landing

With access to the boarded loft space with integrated fold-out ladder, central heating radiator, two built-in storage cupboards and carpeted flooring. leading to:

Master Bedroom 12'7" x 10'3" maximum (3.84 x 3.13 maximum)



UPVC double glazed window, two central heating radiators and laminate flooring.

Master Bedroom En-Suite



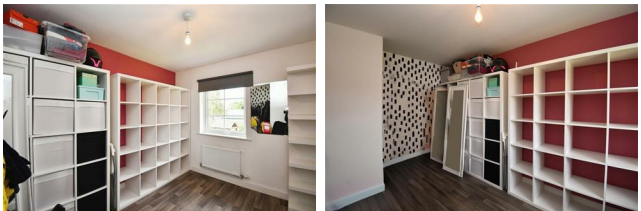
Central heating radiator, mostly tiled to splashback areas with laminate flooring and fitted with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Bedroom Two 12'10" x 8'7" maximum (3.93 x 2.63 maximum)



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

Bedroom Three 12'5" x 8'2" maximum (3.79 x 2.50 maximum)



UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Four 12'2" x 8'9" maximum (3.73 x 2.68 maximum)



UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with laminate flooring and fitted with a three-piece suite comprising panelled bath with mixer tap / shower, pedestal sink with mixer tap and low flush W.C.

External



Externally there is a lawned garden to the front with a large side drive to accommodate off-street parking for multiple cars. A side path leads to the

gated access to the enclosed rear garden: laid to lawn with well stocked borders, patio and wooden decking seating areas.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL312057000

Council Tax band - D

EPC Rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - 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.

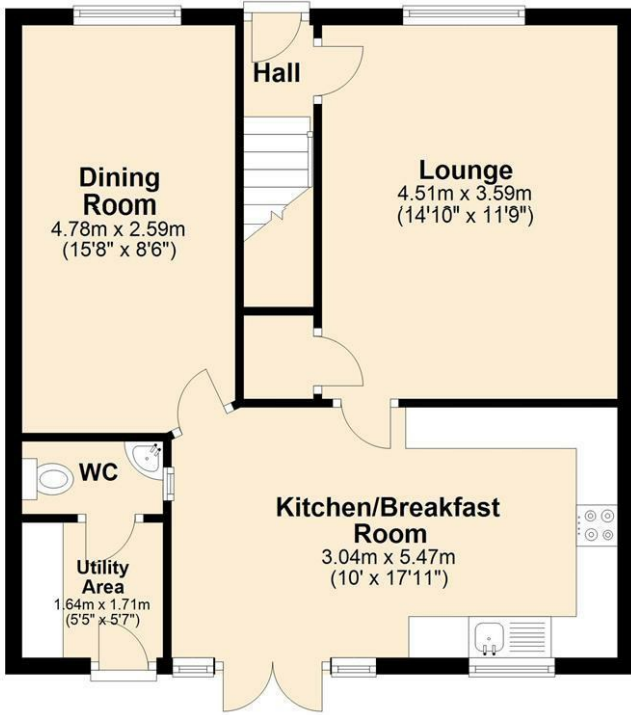
Whitakers Estate Agent Declaration

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

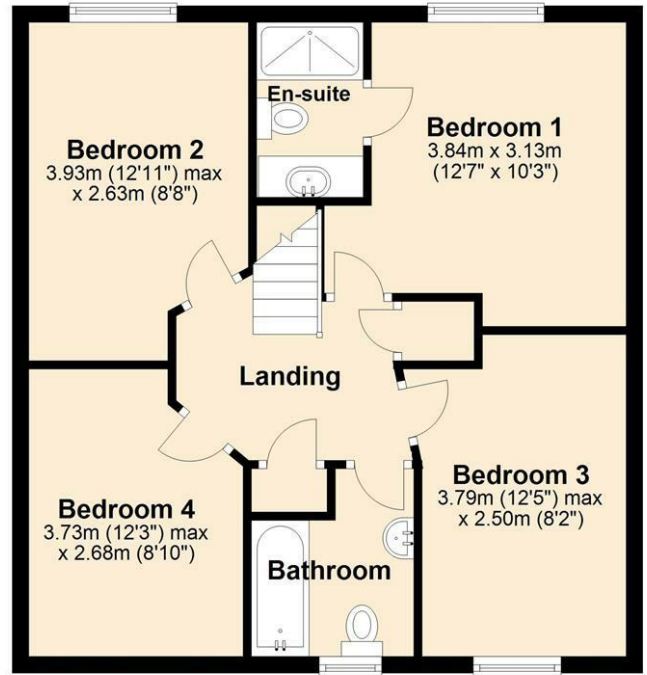
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Floor Plan

Ground Floor

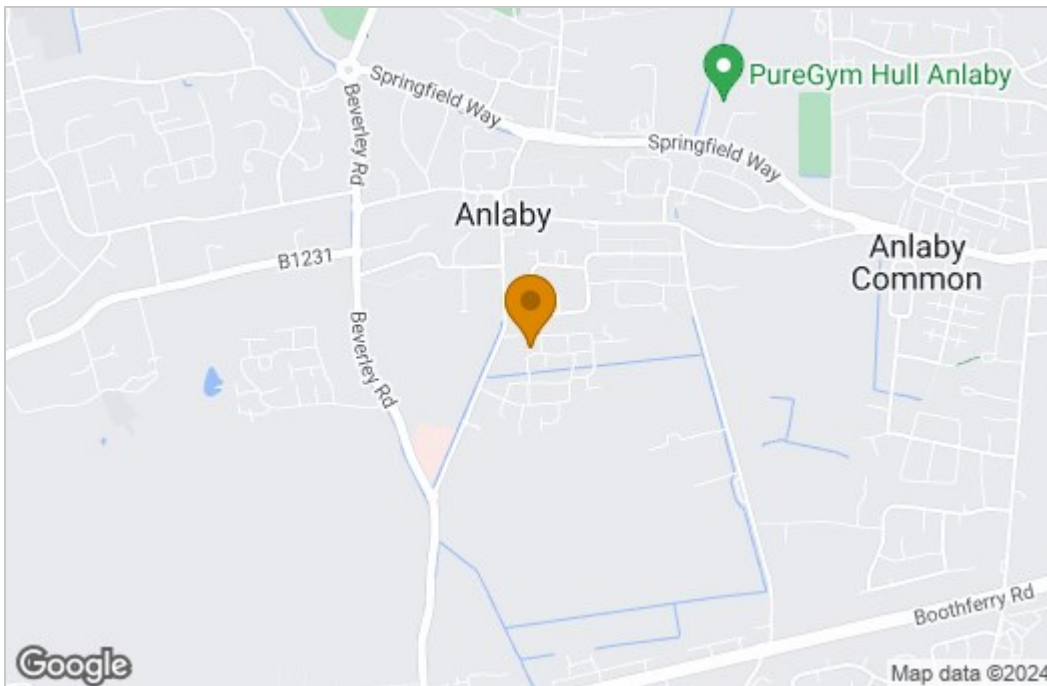


First Floor

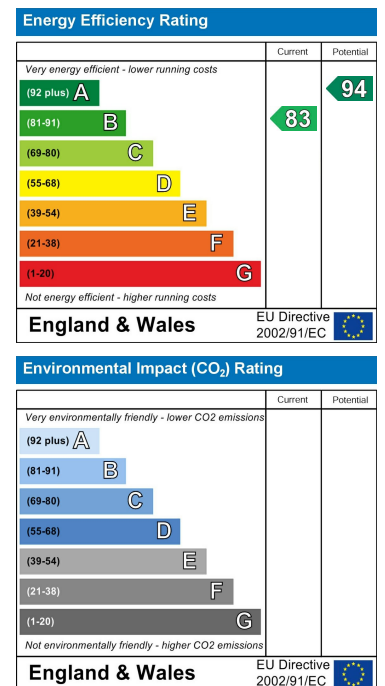


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.