

# Whitakers

Estate Agents



## 33 Wolfreton Garth, Hull, HU10 7AB

**£435,000**

No Onward Chain!

This deceptively spacious four bed detached property is situated in a much sought after location in Kirk Ella, the property itself has been occupied by the same family for over 47 years, which really speaks volumes about the house and location.

The main features include - front porch, large entrance hall, 29' L shaped lounge / diner, fitted kitchen with utility located just off, 16' sitting room, useful W.C and 14' wrap around conservatory which makes the most of the views from the garden. The first floor boasts four good bedrooms ( bed two with En suite) (master fitted) along with the family bathroom suite.

Externally there is a large resin driveway to accommodate parking for multiple cars leading to a double tandem garage and large adjoining single garage with electric up and over doors. The plot is bordered by conifer hedging ensuring the property is not overlooked and privacy. The garden us mainly laid to lawn on three sides with well stocked borders.

The property would benefit from some cosmetic enhancement, and is priced to reflect this.

Early viewings advised.



## The Accommodation Comprises

### Ground Floor

#### Porch

Upvc door opens into the porch, which has wooden windows and internal door leading to:

#### Entrance Hall

With warm air heater and large under stairs storage.

#### Cloakroom / W.C

Upvc double glazed window, pedestal sink and low flush W.C.

#### L-Shaped Lounge / Diner 29'3" x 18'9" (8.94m x 5.72m)



Two Upvc double glazed bay windows and side window. Gas fire with marble inset and hearth with wooden surround. warm air heater to lounge and dining area. With patio doors leading to the conservatory.

#### Sitting Room 16'4" x 15'5" (4.98m x 4.70m)



Two Upvc double glazed windows. Warm air heater.

#### Kitchen 13'8" x 8'7" (4.19m x 2.62m)



Upvc double glazed window, vinyl flooring and fitted with a range of floor and eye level units, contrasting worktops with splashback tiles above, double sink with mixer tap, built in double oven, hob and microwave.

#### Utility 6'0" x 5'2" (1.83m x 1.58m)



Wooden door leading to the rear porch, Upvc double glazed window, tiled flooring and fitted with a range of floor units, contrasting worktops, with splashback tiles above, sink with mixer tap.

#### Rear Porch

Upvc double glazed door, side window, tiled flooring, exposed brickwork, plumbing for washing machine.

#### Conservatory 14'7" x 8'7" (4.47m x 2.64)



Upvc double glazed windows, solid roof and tiled flooring.

### First Floor Accommodation

#### Landing

Upvc double glazed window and loft hatch.

Bedroom One 16'7" x 11'5" (5.08m x 3.48m)



Two Upvc double glazed windows, central heating radiator, fitted sliding wardrobes and further wooden wardrobe. Ceiling fan with light and additional air conditioning in ceiling.

Bedroom Two 12'0" x 11'1" (3.68m x 3.38m)



Upvc double glazed window, central heating radiator, fitted wardrobe.

En-Suite 10'0" x 5'0" (3.05m x 1.54m)

Upvc double glazed window, central heating radiator, tiled walls, and fitted with a three piece suite comprising fully tiled walk-in shower enclosure with mixer shower, vanity sink and low flush W.C.

Bedroom Three 14'0" x 7'8" (4.27m x 2.36m)



Upvc double glazed window, central heating radiator and two built in storage cupboards.

Bedroom Four 9'8" x 8'5" (2.97m x 2.59m )



Two Upvc double glazed windows, central heating radiator, built in storage cupboard and a wall mounted sink.

Bathroom 10'2" x 10'2" (3.10m x 3.10m)



Two Upvc double glazed windows, central heating radiator, tiled walls and fitted with a four piece suite comprising of jacuzzi style bath with shower head above, vanity sink, bidet and low flush W.C.

## External



Externally there is a large resin driveway to accommodate parking for multiple cars leading to the double garage with electric up and over door, the garden is a full wrap around, enclosed to the boundary, mainly laid to lawn with well stocked borders.

### Tenure

The property is held under freehold tenureship.

### Council Tax

Council Tax Band F

Local Authority - East Riding Of Yorkshire

### EPC

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.

### Whitakers Estate Agent Declaration

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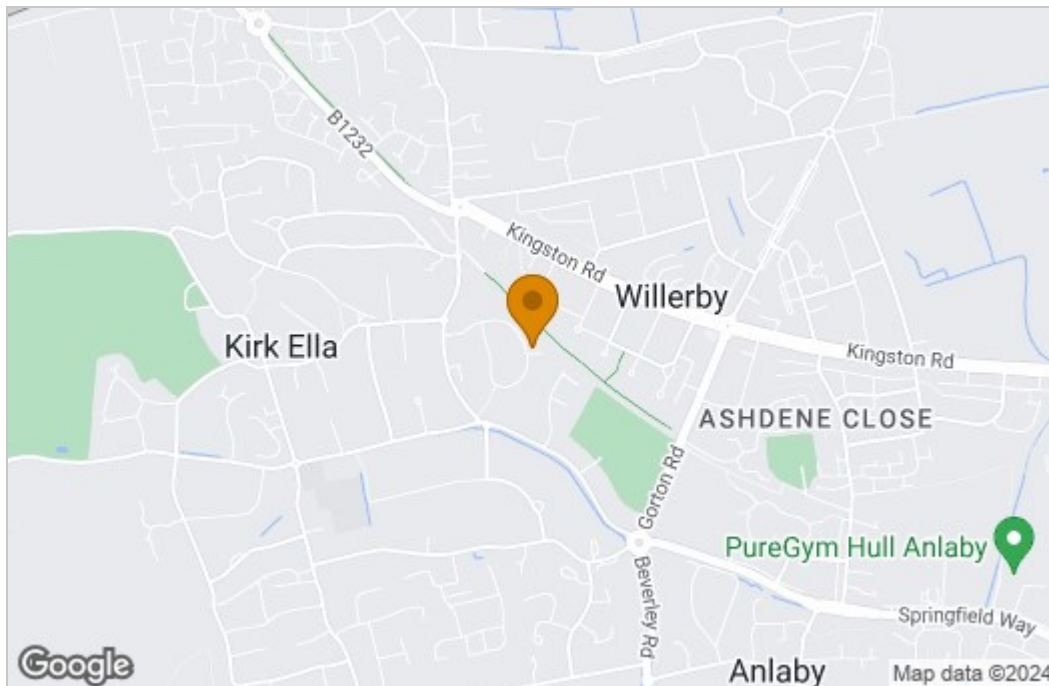
# Floor Plan



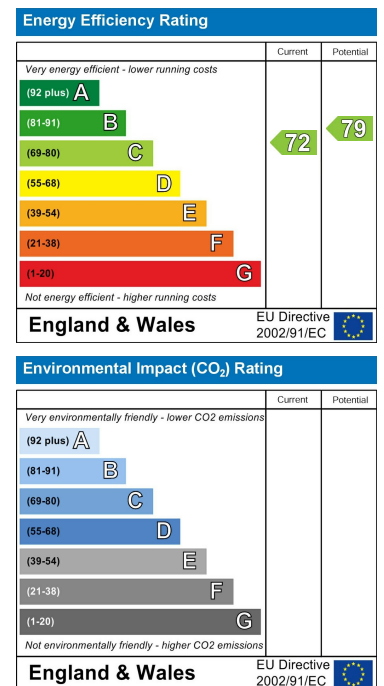
Total floor area 179.0 m<sup>2</sup> (1,927 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



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