

Whitakers

Estate Agents



23 Arkwright Park, Kirk Ella, HU10 7JX

£349,995

**** NO ONWARD CHAIN PLUS £5000 CASH BACK AVAILABLE ****

This immaculate three bedroom detached family home is an exemplary showcase of the 'Baxter' build constructed by reputable builders Messers Bellway Homes, and features £10,500 worth of additional enhancements offering the new and first owner a luxurious and premium living space throughout.

Parsons Croft - the site the property is established on - is a sought after modern development within the Kirk Ella parish which is well-connected by excellent transport links (most prominently the A164) and serviced by the Willerby Shopping Park hosting shops, dining facilities and a petrol station.

The internal layout briefly comprises : ground level entrance hall, spacious lounge and kitchen / dining / family room to the ground level. The inner hallway incorporates a cloakroom and a fixed staircase to the first floor which boasts a master bedroom with en-suite shower room, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front of the property there is a block paved garden with lawned and gravelled sections which accommodates off-street parking and leads to the integral garage. A side path leads to a wooden gate that opens to the enclosed rear garden, offering the new owner the potential to landscape and a patio seating area. The residence also benefits from having an outside tap.

The accommodation comprises

Front external

Externally to the front of the property there is a block paved garden with lawned and gravelled sections which accommodates off-street parking and leads to the integral garage. A side path leads to a wooden gate that opens to the rear garden.

Ground floor

Porch

Composite entrance door, central heating radiator and laminate flooring. Leading to:

Lounge



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

Inner hallway

Laminate flooring and leading to:

Cloakroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with moduleo flooring and fitted with a two piece suite comprising wash basin with mixer tap and low flush WC.

Kitchen



UPVC double glazed French doors to the rear

garden, UPVC double glazed window, central heating radiator, stairs storage cupboard, moduleo flooring and fitted with a range of floor and high level units, contemporary worktop with up stand laminate above, sink with mixer tap and a range of integrated appliances, including: oven, four ring gas hob with extractor hood above, fridge freezer, dishwasher and washing machine.

First floor

Landing

With access to the loft hatch, central heating radiator, built-in storage cupboard and carpeted flooring.

Bedroom one



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

Bedroom one ensuite shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with three piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap and low flush WC.

Bedroom two



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

Bedroom three



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising panelled bath with mixer tap/shower, wash basin with mixer tap and low flush WC.

Rear external



The rear garden enjoys a patio seating area and offers the new owner the potential to landscape and enclosed by perimeter fencing. The residence also benefits from having an outside tap.

Service charge

Please note there is a service charge of £80.00 payable per annum.

Tenure

The property is held under Freehold tenureship

Council tax band - TBC

EPC rating

Predicted EPC - B

Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

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

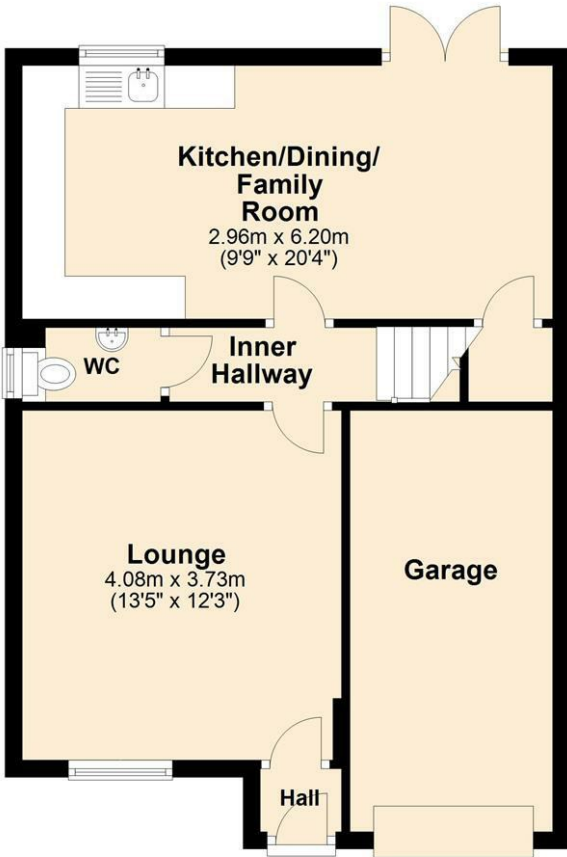
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

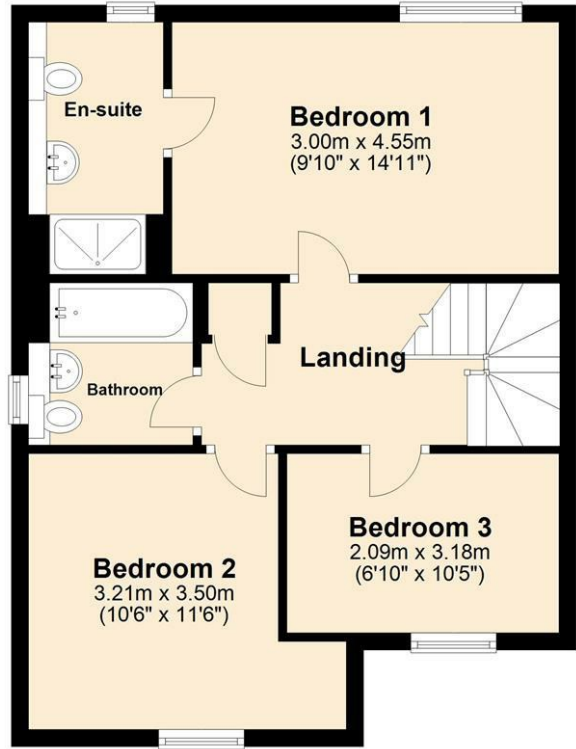
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Floor Plan

Ground Floor

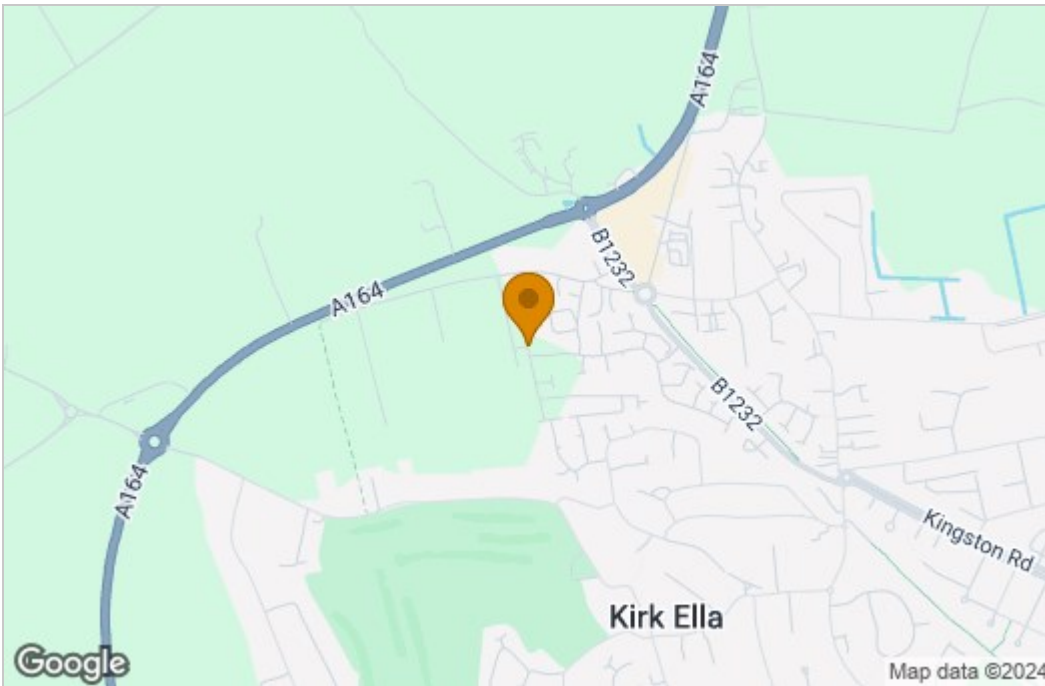


First Floor

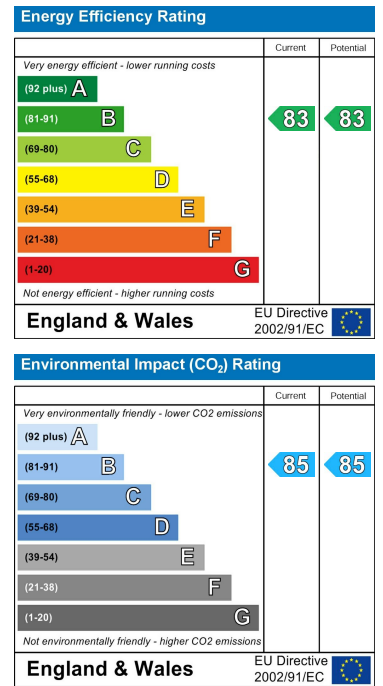


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.