

# Whitakers

Estate Agents



**28 Easenby Avenue, Hull, HU10 7JP**

**£440,000**

Whitakers Estate Agents are pleased to introduce this immaculately presented detached dormer bungalow which is established upon mature grounds in the sought after West Hull village Kirk Ella.

The internal layout briefly comprises ground level entrance hall, spacious lounge, fitted kitchen / breakfast room, bathroom, bedroom, sitting room with garden room off and bedroom with en-suite shower room. A fixed staircase ascends to the first floor which boasts two further bedrooms & a study/playroom along with a shower room.

Externally to the front aspect there is a partly lawned garden enclosed by a combination of boundary hedging and wooden fencing with a side drive that accommodates off-street parking for multiple cars that leads to the integral garage. Side gates at either side of the property open to the generously sized rear garden which is laid to lawn with well stocked borders and fencing to the surround. The residence also benefits from having a wooden garden room and a storage shed.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of the prestigious Kirk Ella St Andrew's Community Primary School and Tranby School. As such, an internal inspection is recommended at the earliest convenience.



The accommodation comprises

#### Front external

Externally to the front aspect there is a partly lawned garden enclosed by a combination of boundary hedging and wooden fencing with a side drive that accommodates off-street parking for multiple cars that leads to the integral garage. Side gates at either side of the property open to the generously sized rear garden.

#### Ground floor

##### Entrance hall



Composite entrance door with side window, central heating radiator, two built in storage cupboards and laminate flooring. Leading to :

Lounge / dining room 20'11" x 12'10" (6.38 x 3.92 )



Two UPVC double glazed windows, two central heating radiators, gas fireplace with marbled inset / hearth and decorative wooden surround and laminate flooring.

Kitchen 12'0" x 12'7" (3.66 x 3.86 )



UPVC double glazed door with side window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for an automatic washing machine / dishwasher and integrated oven with hob and extractor hood above.

Breakfast room 8'7" x 12'9" (2.63 x 3.90 )



UPVC double glazed window, central heating radiator, laminate flooring and fitted with floor and eye level units and contemporary worktop with tiled upstand.

### Family bathroom



Two UPVC double glazed windows, two central heating radiators, partly tiled to splashback areas with laminate flooring and furnished with a three piece suite comprising panelled bath with dual taps and mixer shower, vanity sink with dual taps and low flush W.C.

### Bedroom two 11'0" x 10'4" (3.36 x 3.16 )



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

### Sitting room 16'1" x 18'6" maximum (4.91 x 5.65 maximum )



UPVC French doors to the garden room, two central heating radiators, wood burner with tiled hearth and laminate flooring.

### Garden room 10'5" x 12'9" (3.18 x 3.90 )



UPVC double glazed throughout with French doors opening to the rear garden and laminate flooring.

### Principal bedroom 12'0" x 14'5" (3.68 x 4.40 )



UPVC double glazed French doors opening to the rear garden, two roof style windows, two central heating radiators and laminate flooring.

### En-suite

Central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising walk in enclosure with mixer shower, wash basin with dual taps and low flush W.C.

### First floor



### Galleried landing



With access to the loft hatch, two roof style windows, central heating radiator and laminate flooring. Leading to :

#### Shower room

Roof style window, central heating radiator, mostly panelled to splashback areas with laminate flooring and furnished with a three piece suite comprising walk in enclosure with electric shower, pedestal sink with dual taps and low flush W.C.

### Bedroom three 17'2" x 12'0" (5.24 x 3.68 )



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

### Bedroom four 12'9" x 14'4" (3.89 x 4.39 )



UPVC double glazed windows, central heating radiator, storage in the eaves and laminate flooring.

### Office/Playroom 6'11" x 19'0" (2.12 x 5.80 )



UPVC double glazed dormer window, central heating radiator, storage in the eaves and laminate flooring.

### Rear external



Side gates at either side of the property open to the generously sized rear garden which is laid to lawn with well stocked borders and fencing to the surround.

### Location

The property is established upon mature grounds

on the sought after Easenby Avenue in Kirk Ella - a West Hull village renowned for its close proximity to local amenities ranging from dining facilities, the Haltemprice Leisure Center with accompanying parks and playing fields, and local convenience stores and shopping parks. The location is also well-connected by highly accessible transport links and falls within the catchment of the prestigious Kirk Ella St Andrew's Community Primary School and Tranby School.

#### Key features



Much extended four bedroom detached family home with three loft rooms  
Sought after location on Easenby Avenue, Kirk Ella  
Off-street parking for multiple vehicles and integral garage  
Generously sized rear garden  
Immaculately presented throughout

#### Tenure

The property is held under Freehold tenureship

#### Council tax band

Local Authority - East Riding Of Yorkshire  
Local authority reference number - KIK068028900  
Council Tax band - E

#### EPC rating

EPC rating - C

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - No risk  
Mobile Coverage / Signal - 2 Mbps / 1000 Mbps  
Broadband - EE / Vodafone / Three / O2  
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.

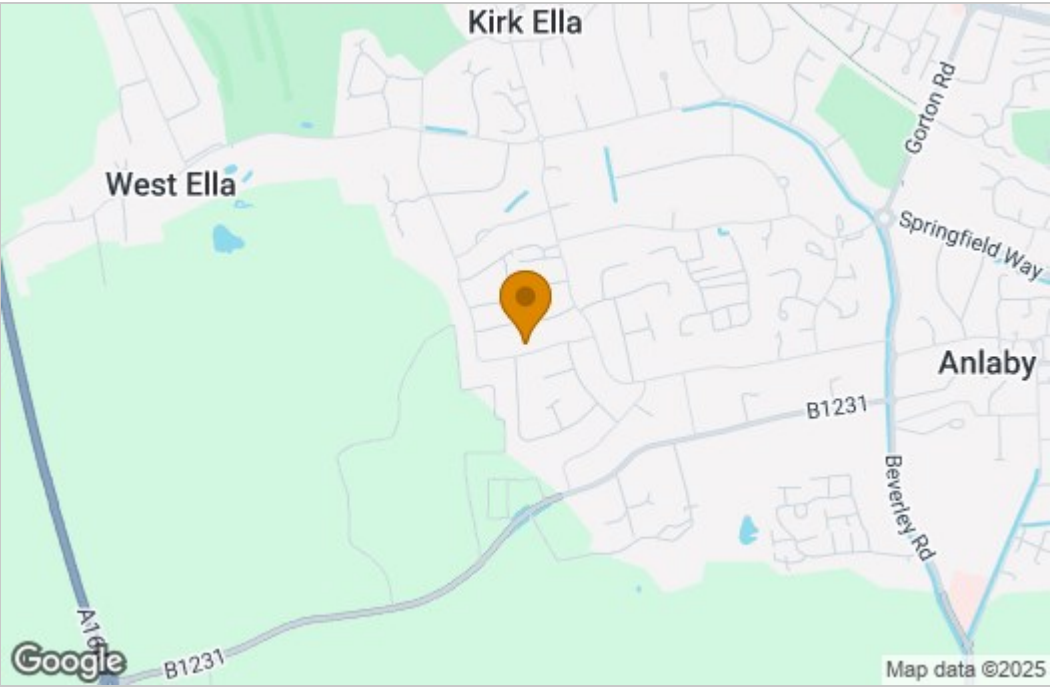
#### Whitakers Estate Agent Declaration

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 contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

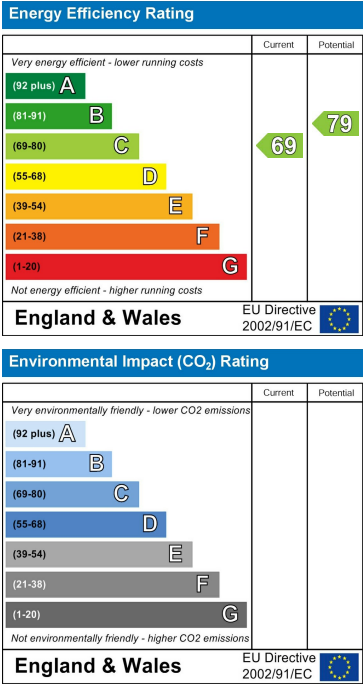
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.