

Whitakers

Estate Agents



26 Springdale Close, Hull, HU10 6RE

£249,950

Whitakers Estate Agents are delighted to present this immaculate three-bedroom family home which has been extended to provide additional living space and conveniently situated within the Willerby village and take advantage of the abundance of local amenities, leisure facilities the area is renowned for.

The internal layout briefly comprises ground level entrance hall, open plan lounge / dining room, downstairs bathroom furnished with an three-piece and separate dining area which follow through to the kitchen fitted with a range of integrated appliances.

A fixed staircase ascends to the first floor which boasts two fitted double bedrooms, a good third bedroom and a well-appointed shower room.

Externally to the front aspect the plot is laid to lawn with well stocked borders, boundary hedging and fencing to the surround. A path leads to the entrance door and a gate that opens to the back of the property. The enclosed rear garden is partly laid to lawn with well stocked borders and a large patio seating area. The residence also benefits from having a detached garden room with connection to lighting and power, multiple storage sheds and an outside tap and power socket.

The garage is situated away from the property where there is a block of seven garages, the one belonging to the property is the second garage in.

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

The accommodation comprises

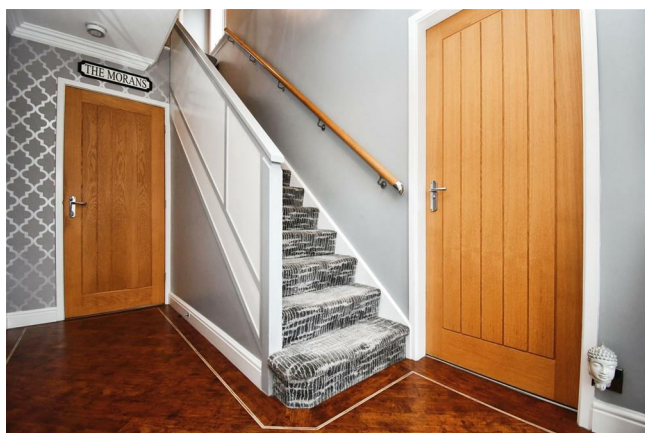
Front external



Externally to the front aspect the plot is laid to lawn with well stocked borders, boundary hedging and fencing to the surround. A path leads to the entrance door and a gate that opens to the back of the property.

Ground floor

Entrance hall



Composite entrance door with side windows, central heating radiator and Amtico flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with tile effect laminate flooring

and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

Lounge / dining room 21'10" x 12'2" (6.67m x 3.73m)



UPVC double glazed patio door to the rear garden, UPVC double glazed bow window, two central heating radiators and carpeted flooring.

Dining area 9'10" x 8'0" (3.01m x 2.45m)



UPVC double glazed window, central heating radiator, under stairs storage cupboard and Karndean flooring.

Kitchen 14'7" x 8'9" (4.45m x 2.68m)



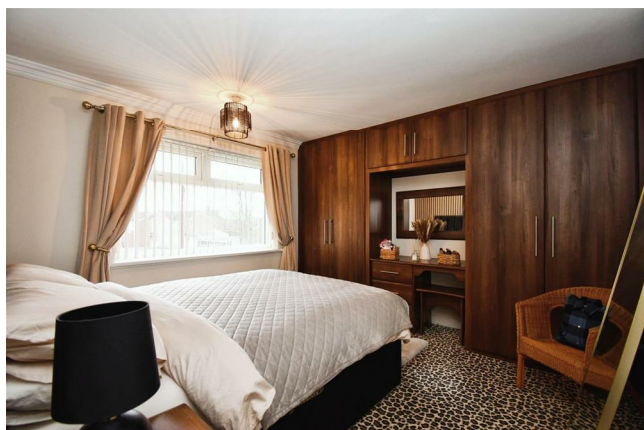
Composite door to the rear garden, UPVC double glazed window, Karndean flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and a range of integrated appliances including : fridge-freezer, dishwasher and washing machine.

First floor

Landing

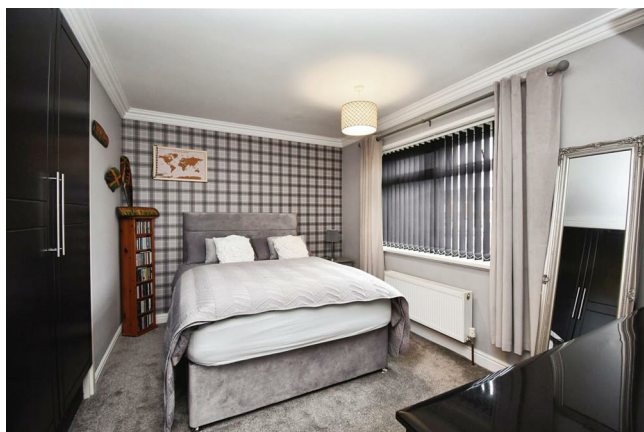
with access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one 11'1" x 7'4" (3.38m x 2.26m)



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

Bedroom two 10'0" x 12'1" (3.05m x 3.70m)



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

Bedroom three 7'10" x 7'4" (2.40m x 2.26m)



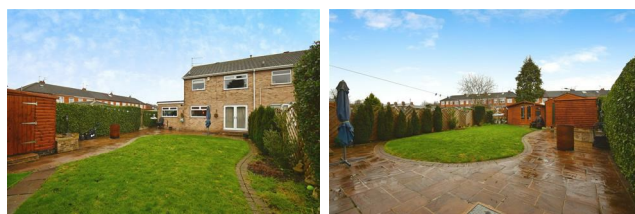
UPVC double glazed window, central heating radiator and carpeted flooring.

Shower room



UPVC double glazed window, central heating radiator, tiled to splashback areas and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is partly laid to lawn with well stocked borders and a large patio seating area. The residence also benefits from having a detached garden room with connection to lighting and power, multiple storage sheds and an outside tap and power socket.

The garage is situated away from the property where there is a block of seven garages, the one belonging to the property is the second garage in.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB327026000

Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No Risk

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

Broadband - Basic 9 Mbps / Ultrafast 10000 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.

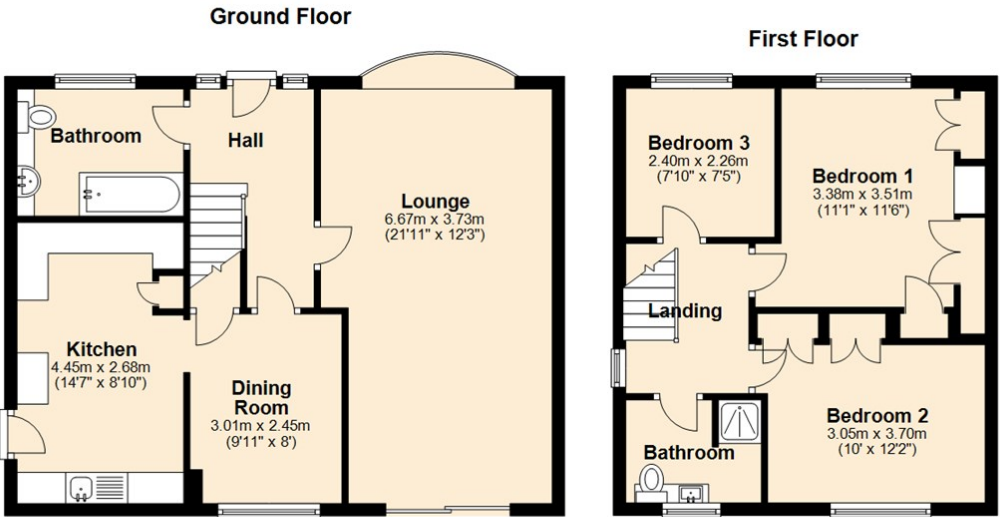
Free Market Appraisals / Valuations

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 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

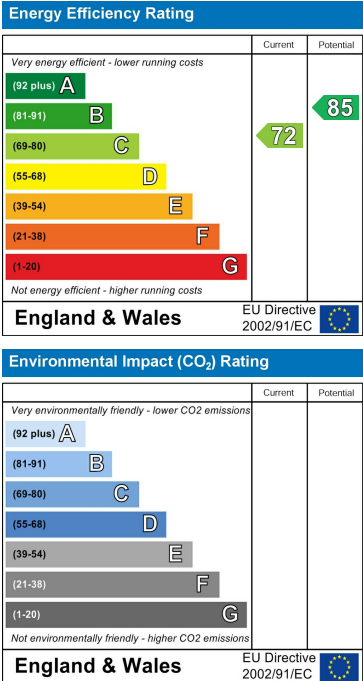


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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