

# Whitakers

Estate Agents



## 59 Kenwardly Road, Hull, HU10 6LZ

**£318,000**

Whitakers Estate Agents are pleased to introduce this traditional family home which has been much extended and enhanced from its original design to provide a modern internal layout with ample living space across both floors.

The property is conveniently placed on 'Kenwardly Road' off Gordon Road / Kingston Road in Willerby. It maintains close proximity to an abundance of amenities such as road networks, convenience stores and a petrol station, without compromising on the tranquility of its peaceful surroundings. The resident will also enjoy local bars / dining facilities and the Haltemprice Leisure centre with accompanying playing fields - ideal for entertaining children attending the prestigious provincial schools.

The ground level briefly comprises entrance hall incorporating a cloakroom, open plan lounge / dining area and fitted dining kitchen with patio doors to the rear garden. A fixed staircase ascends to the first floor which boasts three double bedrooms, a good fourth bedroom and a bathroom furnished with a three piece suite.

Externally to the front of the property there is a partly lawned garden which is enclosed by brick walling. A side drive leads to the carport with electric roller shutter door, connection to power and space available to park multiple vehicles. A wooden gate opens to the southwesterly facing rear garden : mainly laid to lawn with well stocked borders , patio seating areas and enclosed to the boundary by a combination of brick walling and perimeter fencing. The residence also benefits from having external storage and an outside tap.

The accommodation comprises

Front external



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Ground floor

Entrance hall



Composite entrance door with side windows, UPVC double glazed side door, UPVC double glazed window / feature window, central heating radiator, under stairs storage cupboard and tiled flooring. Leading to:

Cloakroom

UPVC double glazed window, central heating radiator, partly tiled with tiled floors and furnished with a wash basin with dual taps and low flush W.C.

Open plan lounge / dining area 24'10" x 11'2"  
(7.58 x 3.42 )



Lounge



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

Dining area



Three feature windows, central heating radiator, wall mounted feature fireplace and carpeted flooring.

Kitchen / diner 17'3" x 16'11" (5.26 x 5.18 )



UPVC double glazed bi-folding doors to the rear garden, UPVC double glazed window, central heating radiator, partly tiled and laminate flooring and fitted with a range of floor and eye level units, contemporary worktop, sink with mixer tap, breakfast island with integrated hob and hood above and a range of integrated appliances including: double oven, dishwasher and washing machine.

First floor

Landing

with access to the loft hatch and carpeted flooring. Leading to:

Bedroom one 13'8" x 10'9" (4.19 x 3.29 )



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

Bedroom two 15'9" x 12'4" (4.82 x 3.78 )



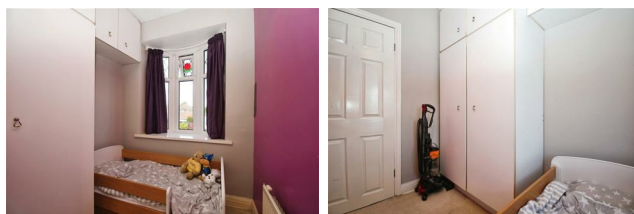
Two UPVC double glazed windows with a dual aspect, two central heating radiators and carpeted flooring.

Bedroom three 11'1" x 10'10" (3.38 x 3.31 )



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

Bedroom four 7'4" x 6'0" (2.24 x 1.83 )



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising P shaped panelled bath with mixer tap and electric shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden enjoys a southwesterly facing aspect and is mainly laid to lawn with well stocked borders , patio seating areas and enclosed to the boundary by a combination of brick walling and perimeter fencing. The residence also benefits from having external storage and an outside tap.

Tenure

The property is held under Freehold tenureship

#### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -  
WIB192059000

Council Tax band - D

#### EPC rating

EPC rating- D

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband -Basic 18 Mbps / 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

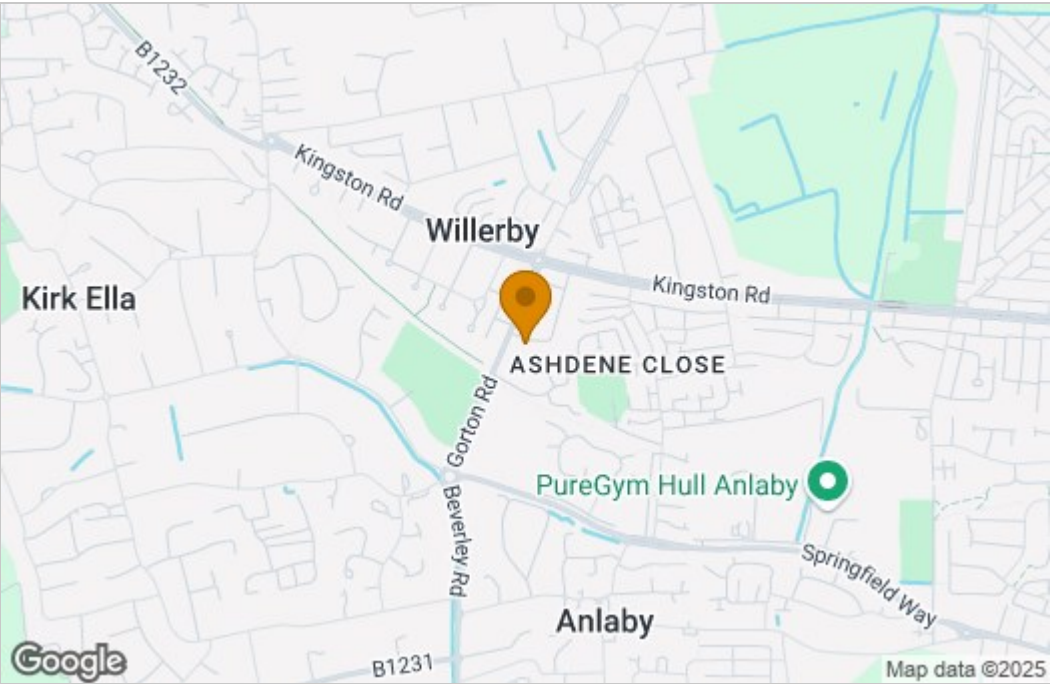
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Floor Plan

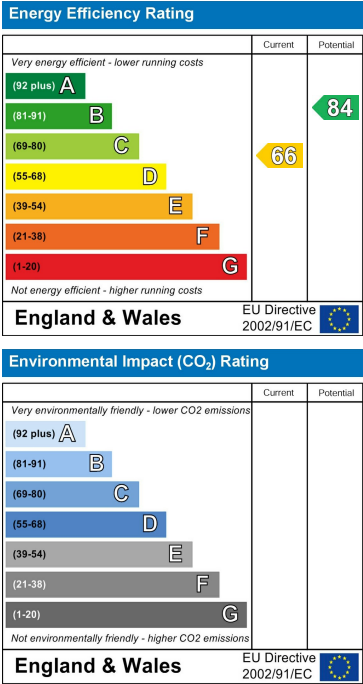


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.