

Whitakers

Estate Agents



1 Eildon Hills Close, Hull, HU7 4ZJ

Asking Price £249,000

Absolutely stunning four bedroom detached property, situated on the ever popular, Castle grange development in the East of the City, with popular schools near by, amenities and transport links to Kingswood, York & Beverley a short drive, this spacious, immaculately presented family home will impress.

Perfect for the 'home workers' with converted garage into a fully equipped 'office', the house benefits from a rear extension, and gorgeous, secluded, private, sun trap rear garden.

The current, long term owners have updated, maintained and extended the home to its full potential, to offer an immaculately presented house that you can just 'move into'.

We must insist you 'view'.

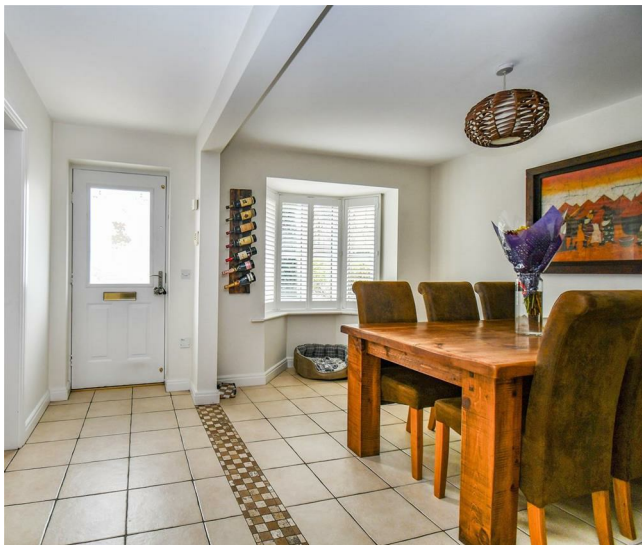
Briefly comprising: entrance, dining room, sitting room, conservatory, kitchen, utility room, cloakroom/w.c. and to the 1st floor, four generous bedrooms, principal bedroom with en-suite and the family bathroom.

Front and rear gardens, ample off road parking with driveway.

Entrance

Double Glazed external door into tiled entrance hall open to dining area with doors to lounge and kitchen and stairs to first floor room.

Open Plan Dining Room 9'7 x 12'3 (2.92m x 3.73m)



With UPVC bay window to front aspect, tiled flooring and central heating radiator.

Lounge 15,7 x 12' (4.57m,2.13m x 3.66m)



With carpeted flooring. ceiling spot lights, log burner and French doors into conservatory.

Conservatory 14'4 x 12'2 (4.37m x 3.71m)



Large Conservatory with tiled floor, French doors to rear garden and underfloor heating.

Kitchen 12,2 x 9'10 (3.66m,0.61m x 3.00m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. 4 burner gas hob with extractor over, mid level double oven, tiled flooring and central heating radiator. Opens into Utility room.

Utility Room 7'6 x 6'1 (2.29m x 1.85m)

Tiled flooring and UPVC door to rear garden, plumbing for automatic washing machine, space for American style fridge freezer, fitted storage cupboard.

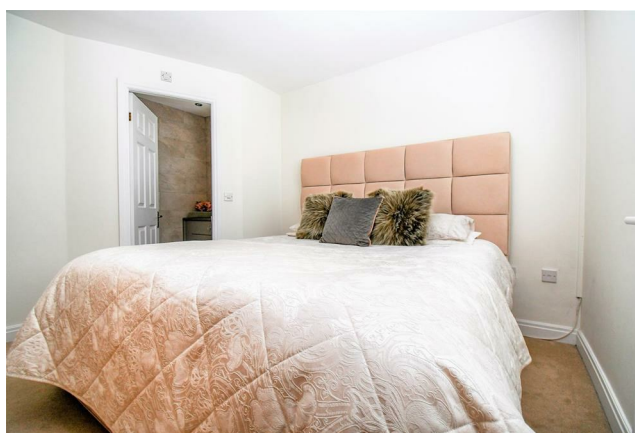
Downstairs Cloakroom 5'11 x 3 (1.80m x 0.91m)

Tiled flooring, low flush wc and hand wash basin. UPVC window to rear aspect.

First Floor Landing

Stairs from ground floor to first floor landing with carpeted flooring, UPVC window to rear aspect and loft hatch access to boarded loft space with drop down ladder.

Bedroom One 12 x 11 (3.66m x 3.35m)



Carpeted flooring, Fitted wardrobes, UPVC window to rear aspect, central heating radiator and door to en-suite.

Ensuite 8'10 x 4'6 (to extreme) (2.69m x 1.37m (to extreme))

Fully tiled to walls and flooring, hand wash basin with fitted vanity unit under, concealed cistern low

flush wc, chrome heated towel rail, shower cubicle with mains shower with rainwater head and hand shower, ceiling spot lights, extractor fan and UPVC window to side aspect.

Bedroom Two 14'3 x 9'11 (to back of wardrobes)
(4.34m x 3.02m (to back of wardrobes))



With carpeted flooring, fitted wardrobes, UPVC window to front aspect and central heating radiator.

Bedroom Three 9'1 x 8'8 (2.77m x 2.64m)



With carpeted flooring, UPVC window to front aspect and central heating radiator.

Bedroom Four 8'8 x 7'7 (2.64m x 2.31m)

With carpeted flooring, Fitted furnishings, UPVC window to rear aspect and central heating radiator.

Family Bathroom 8'10 x 4'7 (2.69m x 1.40m)



Fully tiled to walls and floor, bath with central mixer taps and hand held shower, hand wash basin with fitted drawers beneath and low flush concealed cistern wc. Chrome heated towel rail, ceiling spot lights, extractor fan and UPVC window to side aspect.

Garage/Office

The single garage has been converted to an outdoor office with carpeted flooring and full electricity supply and lighting. The garage door has been internally bricked however the door is still in place should anyone wish to convert back to a garage. Side door gives access from rear garden.

Gardens



To the front of the property there is a small garden with slate gravel and mature trees and shrubs together with a driveway giving parking for multiple vehicles. To the rear there is a lovely low maintenance west facing sun-trap garden with feature Indian slate paved patio areas and borders featuring an array of mature plants, trees and shrubs. There is a large Pergola currently housing a hot-tub whilst perimeter fencing gives a good degree of privacy.

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.

Agents Notes:

Services, fittings & equipment referred to in these sales 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.

Whitakers Estate Agent Declaration:

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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.

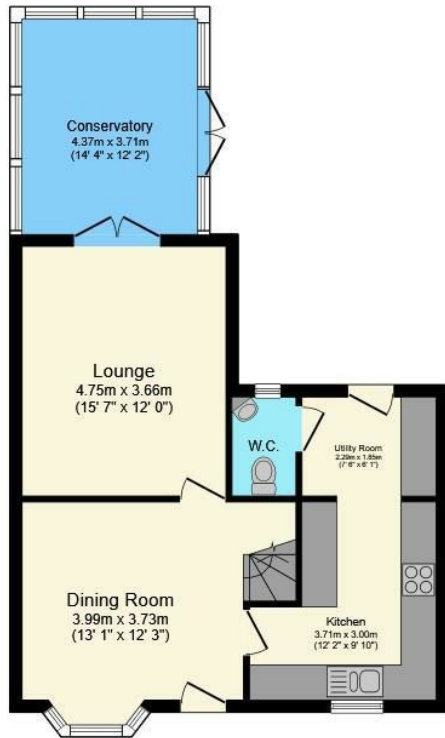
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Tenure
Freehold

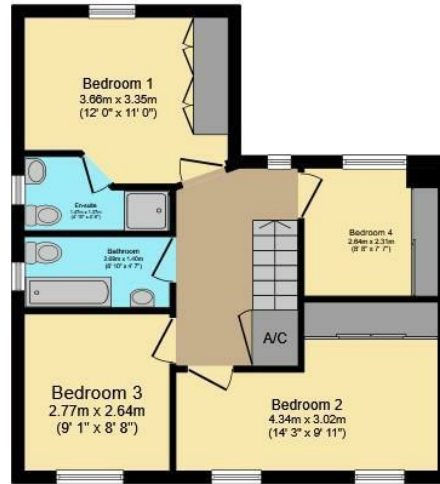
Council Tax Band
Band D

The local authority is Hull City Council

Floor Plan



Ground Floor
Floor area 58.3 sq.m. (627 sq.ft.) approx



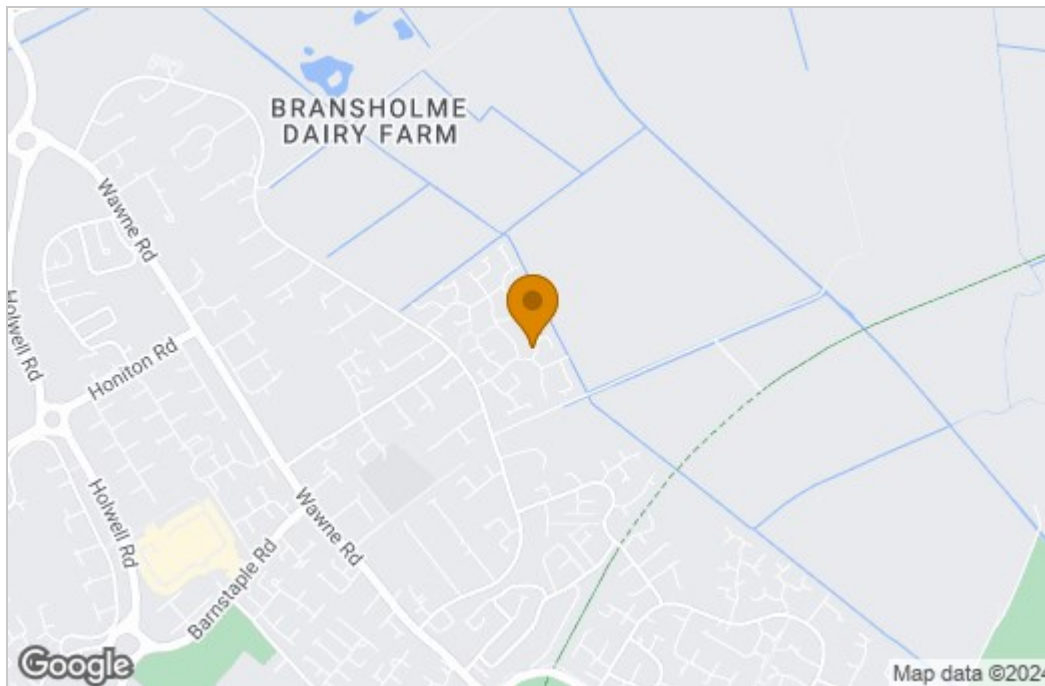
First Floor
Floor area 45.9 sq.m. (495 sq.ft.) approx

Total floor area 104.2 sq.m. (1,122 sq.ft.) approx

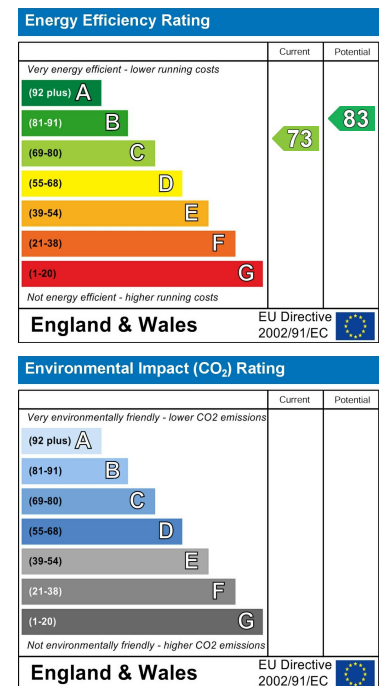
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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