

# Whitakers

Estate Agents



## 35 Hartsholme Park, Hull, HU7 3HP

**Offers Over £285,000**

We are delighted to offer this outstanding Executive four bedroom detached property in the ever popular Kingswood to the market.

The property has been owned by the current owners since construction and has been lovingly maintained and improved. Ideally located on a generously sized plot, this represents an outstanding opportunity to own a larger than average family home in move-in condition!

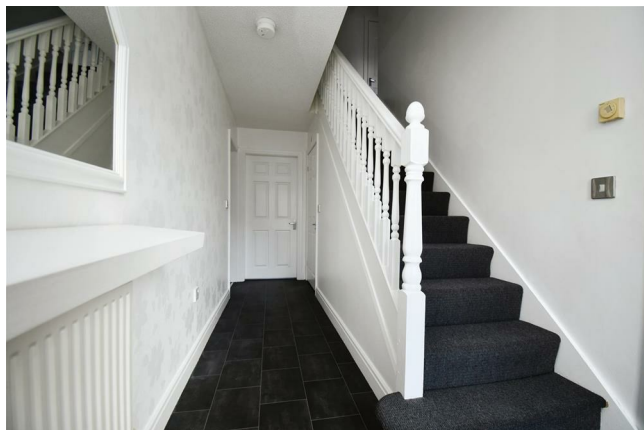
Briefly comprising, Entrance Hallway, lounge, separate dining room, fitted kitchen, utility room, large conservatory, downstairs cloakroom and garage to the ground floor, there are 4 double bedrooms, master en suite and family bathroom to the first floor.

Also benefitting from Gas central heating, UPVC double glazing, driveway parking, and generously sized rear garden together with being well located for the shops, schools, leisure facilities and amenities that Kingswood has to offer, and the property really needs to be viewed to appreciate the scale and standard of accommodation on offer!



The accommodation comprises:

#### Entrance Hallway



Covered porch with composite door into entrance hallway with vinyl flooring, central heating radiator and stairs up to first floor.

#### Lounge 19'6 x 11'8 (5.94m x 3.56m)



With UPVC walk in bay window to front aspect, laminate flooring, feature fireplace with inset living flame gas fire and central heating radiator. Double doors through into dining room.

#### Dining Room 11'8 x 9'8 (3.56m x 2.95m)



Laminate flooring, central heating radiator and UPVC French doors into conservatory:

#### Dining Kitchen 15'11 x 9'8 (4.85m x 2.95m)



With a range of fitted wall and base units, contrasting work surfaces and tiled splash backs. Gas hob with extractor over, mid level double electric fan oven, stainless steel 1 1/4 bowl sink unit, integrated under counter dish washer and fridge, vinyl flooring, two UPVC windows to rear aspect and space for dining table.

#### Conservatory 14'6 x 10'4 (4.42m x 3.15m)



Large conservatory with laminate flooring, wall mounted heater, ceiling fan and French doors to rear garden.

#### Utility Room 9' x 5'4 (2.74m x 1.63m)



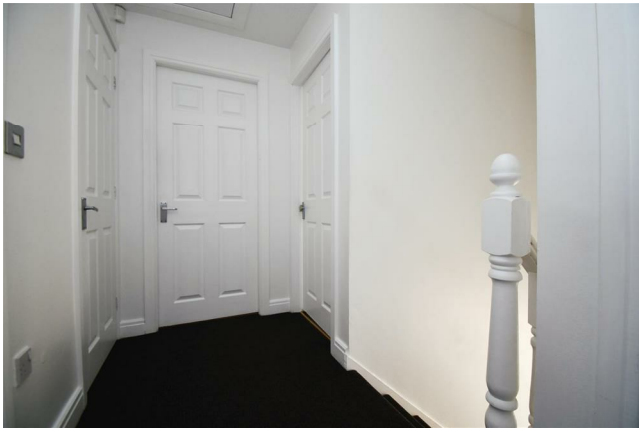
Vinyl flooring, units, stainless steel sink, plumbing for automatic washing machine, space for dryer and composite door to side aspect.

#### Downstairs cloakroom



Door from hallway to downstairs cloakroom with vinyl flooring, vanity hand wash basin, low flush wc, central heating radiator and extractor fan.

## First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and access to loft.

Master bedroom 14'8 x 11'8 (4.47m x 3.56m)



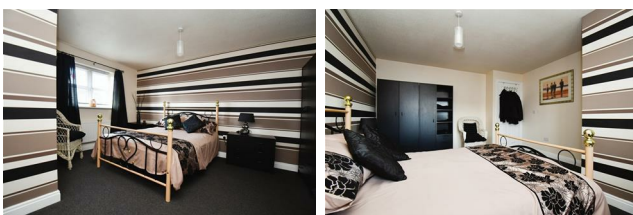
With carpeted flooring, UPVC window to front aspect, fitted wardrobes and central heating radiator. Door to en suite

Master en suite 6'5 x 5' (1.96m x 1.52m)



Carpeted flooring, shower cubicle, low flush wc, hand wash basin, UPVC window to front aspect, central heating radiator and extractor fan.

Bedroom Two 14'4 x 12'5 (4.37m x 3.78m)



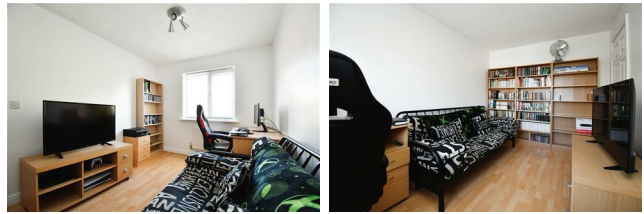
UPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Three 13' x 8'8 (3.96m x 2.64m)



UPVC window to rear aspect, laminate flooring and central heating radiator.

Bedroom Four 11'9 x 11'4 (3.58m x 3.45m)



UPVC window to rear aspect, laminate flooring and central heating radiator.

Family Bathroom 9' x 6'11 (2.74m x 2.11m)



Bath with mixer shower and fitted shower screen, low flush wc, hand wash basin, tiled walls to water sensitive areas, vinyl flooring, UPVC window to rear aspect and extractor fan.

## Outside



The front of the property has driveway parking for two vehicles leading to the single garage together with a lawned and gravelled area giving potential for further off road parking. To the rear is a larger than average private garden with gravelled patio areas, lawn and raised beds with an array of mature plants shrubs and trees. Fencing to perimeters affords a good level of privacy whilst the garden is not directly overlooked. Side gate gives access to the front of the property.

Garage 16'9 x 9' (5.11m x 2.74m)  
Integral garage with up and over door and electric supply.

#### Tenure

The property is freehold

#### Council Tax

Council Tax Band D

Kingston upon Hull City Council

#### EPC

Awaited

#### 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 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.

#### 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

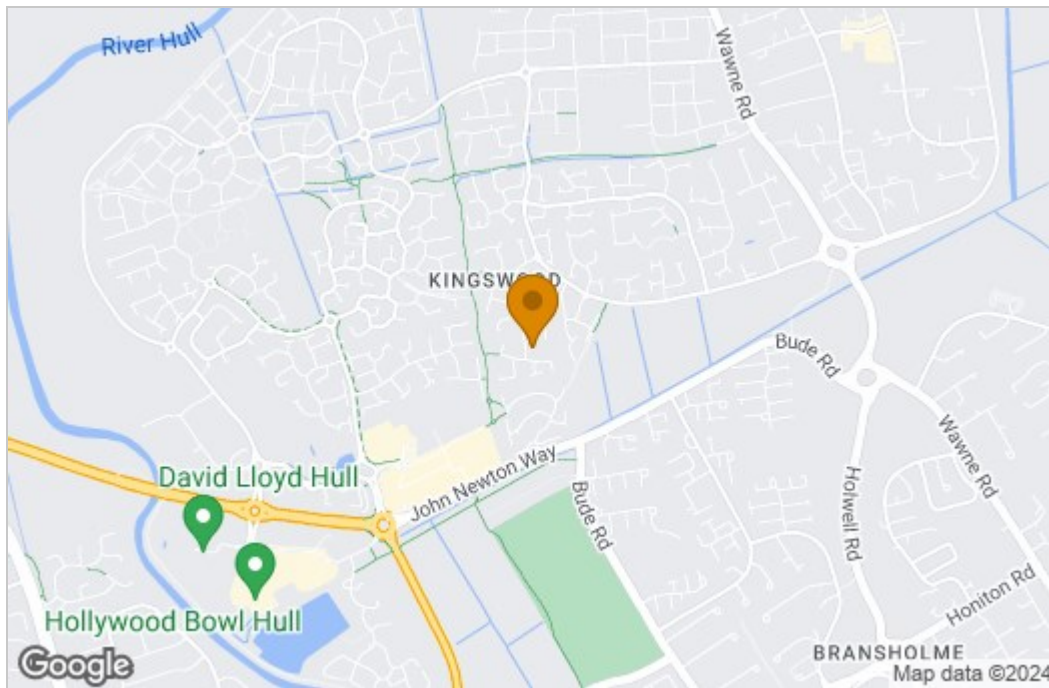


**Ground Floor**

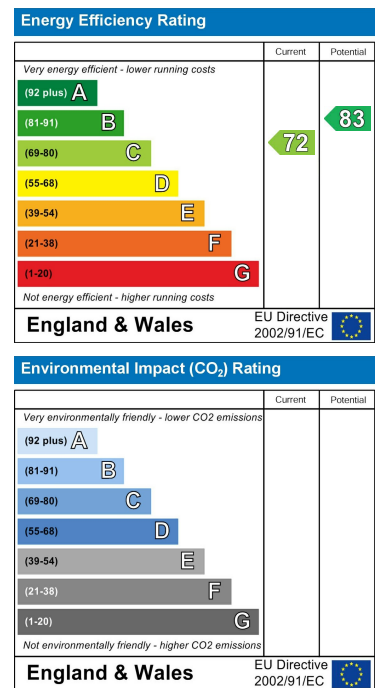
**First Floor**

Total : 168.6 sq.m. (1,814 sq.ft.) approx  
 Net : 154.6 sq.m. (1,664 sq.ft.)  
 Garage 14.0 sq.m. (151 sq.ft.)  
 Sizes and dimensions are approximate, actual may vary.

# 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.