

Whitakers

Estate Agents



9 Winscar Croft, Hull, HU8 9XG

Offers In The Region Of £260,000

Whitakers are delighted to bring this 4 bedroom detached property in a very desirable location to the market!

Situated on an enviable corner plot at the foot of a quiet cul-de-sac perfect for families, whilst in need of a degree of cosmetic improvement, the property nonetheless represents an outstanding opportunity to purchase a generously sized, flexible family home in a sought location with the potential for any buyer to further develop and put their own stamp on the property.

Well located for local shops schools. amenities and travel links around the City, the property briefly comprises; entrance hallway, through lounge dining room, second sitting room, kitchen, utility room and downstairs cloakroom together with rear and side conservatories to the ground floor whilst there are 4 bedrooms, master en suite bathroom and family bathroom to the first floor.

Also boasting detached garage, off road parking for multiple vehicles and large rear garden with summer house, the property also benefits from gas central heating and UPVC double glazing hence, early viewing is highly recommended!

The property comprises

Entrance Hall



UPVC front door into spacious entrance hallway with vinyl flooring, central heating radiator and stairs to first floor

Lounge/Dining Room 25'4 x 10'4 (7.72m x 3.15m)



door into Lounge diner with carpeted flooring to lounge, UPVC walk in front bay and central heating radiator. Through to dining area with laminate flooring, central heating radiator, French doors to rear conservatory and door to side conservatory

Rear Conservatory 12' x 10'8 (3.66m x 3.25m)



With laminate flooring and French doors to rear garden.

Side Conservatory 19'3 x 8'3 (5.87m x 2.51m)

With laminate flooring and door to rear garden.

Sitting Room 14'4 x 7'6 (4.37m x 2.29m)



Accessed from entrance hallway with Laminate flooring, UPVC front bay window and central heating radiator.

Kitchen 15'8 x 11' (max) (4.78m x 3.35m (max))



L shaped kitchen with fitted wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring hob with electric oven below, sink with mixer taps, space for fridge freezer and under counter appliances, tiled flooring and UPVC windows and door to rear garden.

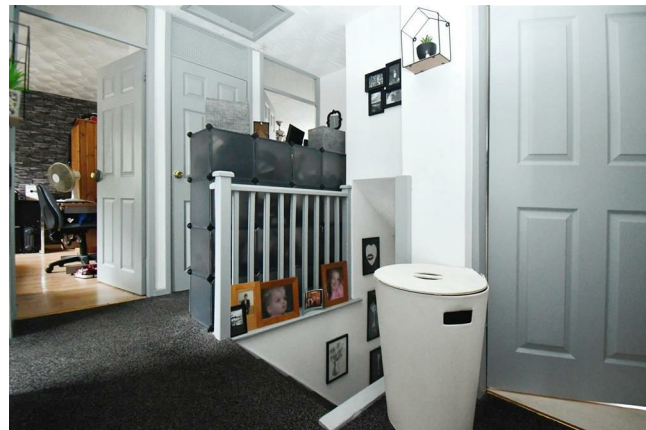
Utility Room

with plumbing for automatic washing machine and dryer, door to:

Downstairs cloakroom

with low flush wc and hand wash basin

First floor landing



Curved carpeted stairs from entrance hallway to spacious landing area with carpeted flooring and storage cupboard.

Master Bedroom 16'8 x 11'2 (5.08m x 3.40m)



With laminate flooring, UPVC window to front aspect and central heating radiator. Leads through to:

Ensuite bathroom



With Panel Bath, shower cubicle and hand was basin with vanity unit below. Part tiled walls, laminate flooring and UPVC window to front aspect.

Bedroom Two 11'2 x 9'3 (3.40m x 2.82m)



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

Bedroom Three 15'6 x 7'6 (4.72m x 2.29m)



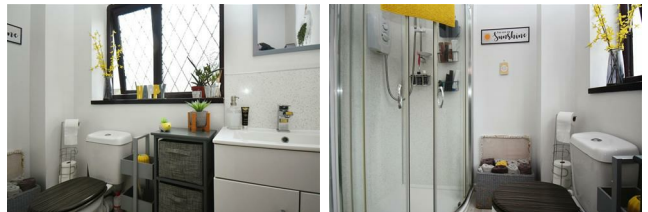
Laminate flooring, UPVC window to front aspect and central heating radiator.

Bedroom Four 10'5 x 7'6 max (3.18m x 2.29m max)



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

Shower room 7'6 x 5'6 (2.29m x 1.68m)



Panelled shower cubicle with electric shower, low flush wc, hand wash basin with vanity unit below and UPVC window to rear aspect.

Outside



The property is located in the corner of a quiet cul de sac and approached via a private driveway giving parking for multiple vehicles leading to the single detached garage. The frontage of the property is block paved and gives further off road parking. The property sits on an enviously sized corner plot and to the rear is a private enclosed non overlooked garden with patio areas fronting the conservatory and a good sized lawned area leading to a rear decked area and summer house providing ample room for family relaxation..

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.

Material Information:

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 2 Mbps Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

Planning - There has been planning application previously made with properties in the vicinity

Floor Plan

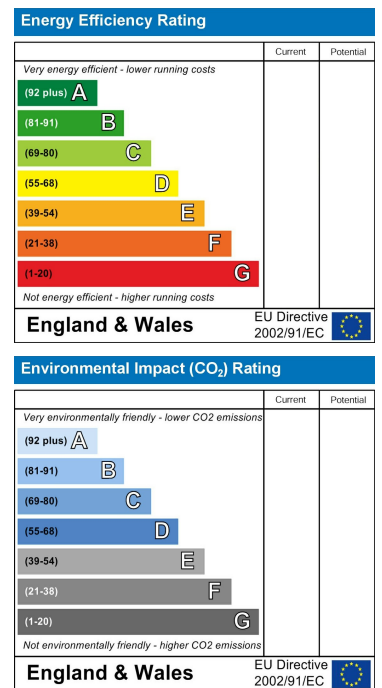


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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