

Whitakers

Estate Agents



314 Hathersage Road, Hull, HU8 0EY

Offers Around £290,000

Whitakers are delighted to bring this outstanding 5 bedroom semi-detached property to the market!

Being possibly the finest example of this style of property that this agent has seen, the property has been extended and improved to the highest standard to provide versatile and flexible family accommodation in a most sought after and popular area!

Occupying a spacious corner plot and ideally situated for well regarded primary and secondary schools as well as local amenities and transport links around the City, the property really does need to be viewed internally to fully appreciate the scale and standard of the accommodation on offer.

Presented in "show home" condition and arranged over three floors, the property briefly comprises; spacious entrance hallway with downstairs cloakroom off, family dining room, recently installed contemporary modern fitted kitchen and stunning Lounge/family room with bi-folding doors, velux windows and log burner to the ground floor whilst to the first floor there is a Master bedroom with a lovely ensuite shower room, three further bedrooms and a fully tiled family bathroom. Stairs from the first floor landing lead to the versatile second floor accommodation with fitted double bedroom, separate sitting area and shower room providing an ideal independent living space!

Also benefiting from gas central heating and UPVC double glazing throughout, there are gardens to the front side and rear together with a detached garage with driveway parking hence, early viewing is highly recommended!

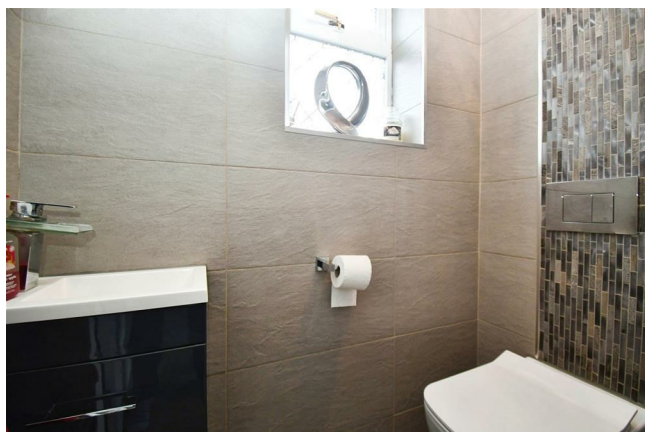
The accommodation comprises

Entrance Hallway



Composite front door with glazed side panels into spacious entrance hallway with high quality Karndean flooring and central heating radiator.

Downstairs Cloakroom



Tiled cloakroom with concealed cistern wc and vanity hand wash basin with UPVC window to side aspect.

Dining Room 13'6 x 12'4 (4.11m x 3.76m)



UPVC bay window to front aspect, laminate flooring, feature tower radiator and under stair storage cupboard. Double doors through to.....

Lounge/Family Room 20'2 x 15' (6.15m x 4.57m)



Stunning extended Lounge/family room with

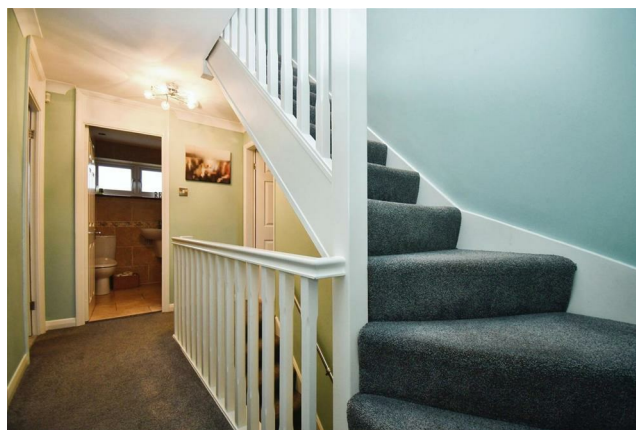
laminate flooring throughout. Tower and horizontal feature radiators and log burner with split tile surround. Bi-folding doors to rear garden, twin velux windows and opens through to.....

Kitchen 18'9 x 10'1 (5.72m x 3.07m)



Recently fitted modern contemporary kitchen with a range of grey shaker style fitted wall, base and tower units, contrasting Quartz work surfaces and matching splashbacks. 4 ring NEFF induction hob with quartz splash back and extractor over. Mid level NEFF electric fan oven and combi-microwave, under mount stainless steel sink/drainage with mixer taps over, integrated automatic washing machine and dish washer with space for American style fridge freezer. Ceiling spot-lights, laminate flooring, UPVC window to side aspect and French doors to rear aspect.

First floor landing



Stairs from entrance hallway rising to first floor landing with carpeted flooring and stairs to second floor.

Master Bedroom 16'8 x 10'1 (5.08m x 3.07m)



Master bedroom with fitted sliding wardrobes to one wall. Carpeted flooring, feature central heating radiator and twin UPVC windows to front and side aspect. Internal door into....

Master en-suite 7'8 x 4'2 (2.34m x 1.27m)



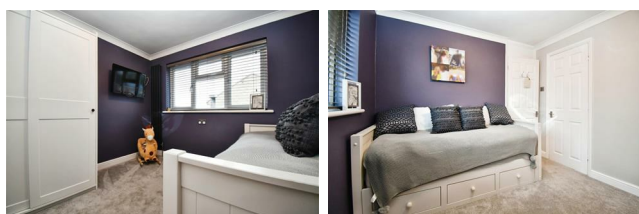
Luxurious ensuite shower room featuring double walk in shower with glass screen and mains shower with rainfall head and separate hand attachment. Concealed cistern low flush wc, hand wash basin housed within vanity unit. Ladder style heated towel rail, tiled walls and flooring, ceiling spot-lights, extractor fan and UPVC window to side aspect.

Bedroom Two 15'10 x 8'7 (4.83m x 2.62m)



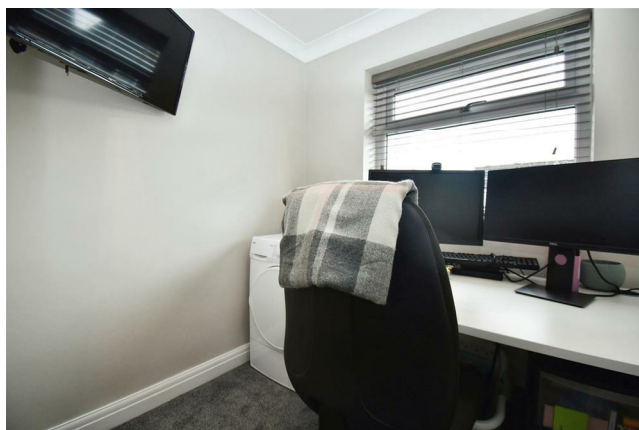
Double bedroom with fitted wardrobes, carpeted flooring, feature central heating radiator and UPVC window to front aspect.

Bedroom Three 9'2 x 9'3 (2.79m x 2.82m)



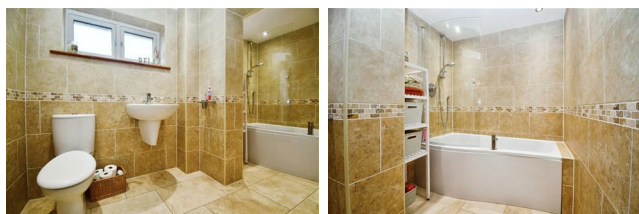
Double bedroom with carpeted flooring, tower radiator and UPVC window to rear aspect.

Bedroom Four 5'8 x 6'9 (1.73m x 2.06m)



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

Family Bathroom 6' x 11'11 (1.83m x 3.63m)



Spacious fully tiled family bathroom with low flush wc and wall mounted hand wash basin which leads through to shaped bath with glazed screen and mains shower over. Heated towel rail, ceiling spot-lights and UPVC window to rear aspect.

Second floor landing



Carpeted stairs from first floor landing up to second floor.

Bedroom Five 19'9 x 12 (6.02m x 3.66m)



Spacious bedroom with carpeted flooring, fitted furniture, velux window to front and UPVC window to rear aspect. Continues round to....

Sitting Room 9'6 x 16'9 max (2.90m x 5.11m max)



With carpeted flooring, velux window to front and UPVC window to rear aspect together with under eaves storage.

Shower Room 7'6 x 4' (2.29m x 1.22m)



Shower cubicle with wall mounted electric shower, low flush wc and hand wash basin with vanity unit below. Heated towel rail, tiled walls and floors, ceiling spot-lights and UPVC window to rear aspect.

Outside



To the front of the property is a walled garden laid mainly to lawn with a range of mature plants and bushes. To the rear of the property is an enclosed garden with patio area and lawn extending round to the side of the property, fencing to perimeters and rear gate leading to the driveway and garage.

Garage

Detached garage with up and over door, electric supply and side window with driveway to the front giving off road parking.

Tenure

The property is Freehold

Council Tax

Council Tax band B
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.

Material Information:

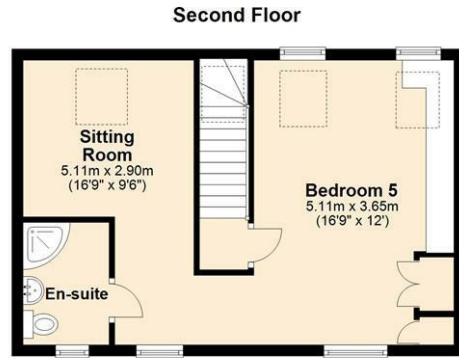
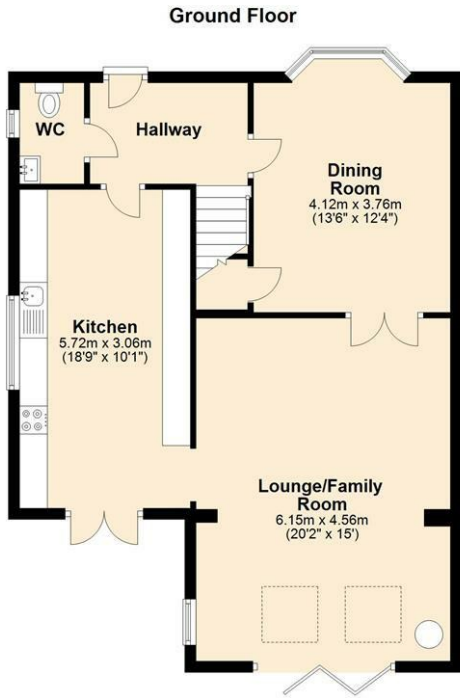
Construction - Brick/Tile
Conservation Area - No
Flood Risk - Low
Mobile Coverage/Signal - EE, Vodafone, Three, O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - The following planning application for the property was dated 5/4/2014
<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=N3TF56SO06A00&activeTab=summary>

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for

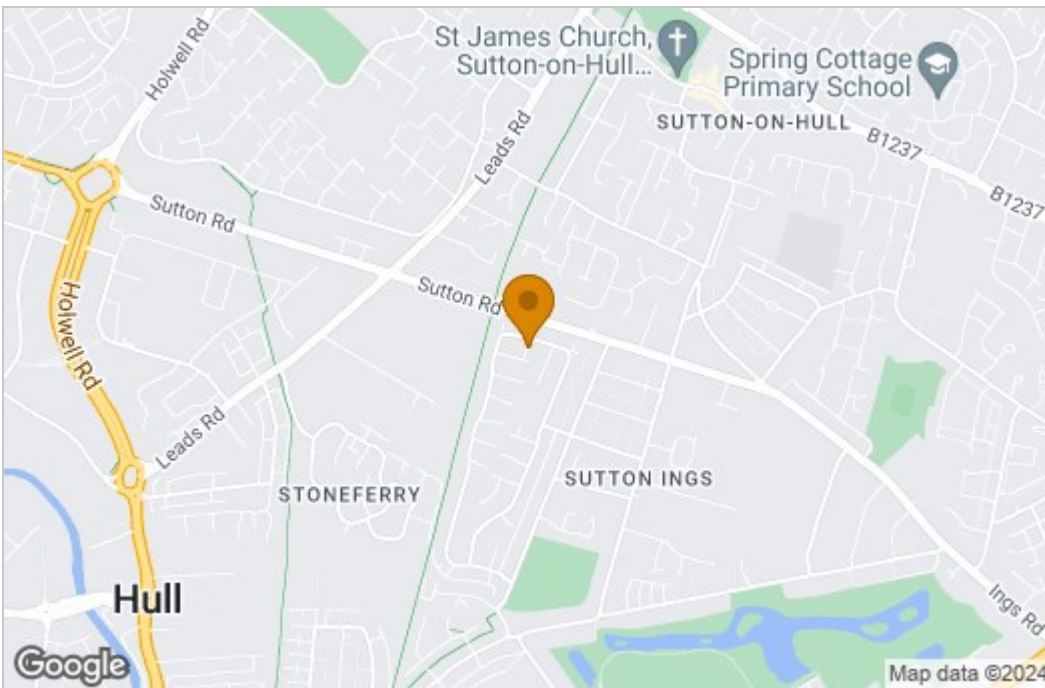
the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

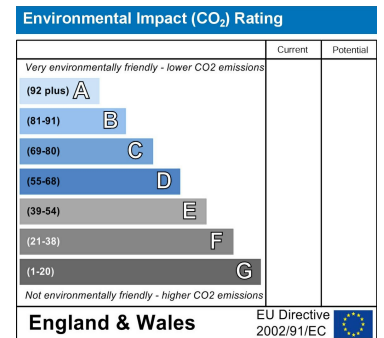
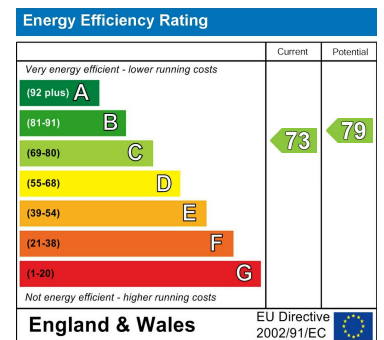


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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