

Whitakers

Estate Agents



8 Bushey Park, Hull, HU7 3JF

Guide price £300,000

****GUIDE PRICE £300-310,000****

PART EXCHANGE CONSIDERED FOR SUITABLE SMALLER KINGSWOOD PROPERTY!

Whitakers are delighted to bring this outstanding 4 bedroom Executive detached family home to the market!

Seldom becoming available, the property is immaculately presented and maintained by the current owners and is presented in true "move-in" condition!

Situated in a most sought after and convenient location, the property is ideally positioned close to the shops and leisure outlets of Kingswood Retail Park as well as highly regarded local schools and transport links around the City.

Briefly comprising; entrance hallway, study, downstairs cloakroom, modern fitted kitchen, utility room, separate dining room, spacious dual aspect lounge and open plan sun room to the ground floor, there are 4 generously sized bedrooms, two being ensuite and the master having the additional benefit of a dressing area as well as a well appointed family bathroom to the first floor.

Also benefiting from a spacious corner plot giving driveway parking for 3-4 vehicles as well as potential for further parking to the side together with double garage and a charming enclosed rear garden, the property also benefits from UPVC double glazing and gas central heating hence internal viewing is highly recommended to fully appreciate the standard of accommodation on offer!

The accommodation comprises

Entrance Hallway



UPVC door into light and spacious entrance hallway with oak veneered flooring, central heating radiator and spot lighting.

Study 10'9 x 7'9 (3.28m x 2.36m)



Currently used as a study but with potential to be used as a fifth bedroom with double doors from hallway, UPVC window to front aspect, oak veneered flooring and central heating radiator.

Downstairs Cloakroom 3'9 x 5'10 (1.14m x 1.78m)



With modern two piece suite comprising low flush wc and pedestal hand wash basin. UPVC window to side aspect, partially tiled walls, tiled flooring, spot lighting and central heating radiator.

Kitchen 10'9 x 15' max (3.28m x 4.57m max)



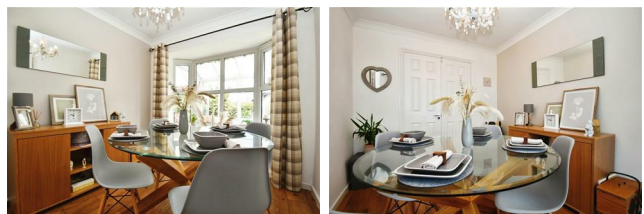
Modern contemporary kitchen with a range of high gloss fitted wall, base and display units with contrasting work surfaces and tiled splash backs, inset one and half bowl stainless steel sink/drainer with mixer tap over, four ring gas hob with fitted extractor hood and electric oven below, space and plumbing for free standing appliances, fitted breakfast bar, double glazed windows to rear and side aspect, inset spot lighting, central heating radiator and wood effect flooring.

Utility Room 5'10 x 5'3 (1.78m x 1.60m)



With work surface and tiled splash backs, enclosed wall mounted central heating boiler, plumbing for automatic washing machine and under counter appliances, wood effect flooring, central heating radiator and external door to side aspect.

Dining Room 8'3 x 10'4 max (2.51m x 3.15m max)



Separate dining room with UPVC bay window to rear aspect, central heating radiator and oak veneered flooring.

Lounge 11'4 x 19'1 (3.45m x 5.82m)



Light and spacious Lounge with UPVC bay window to front aspect and Patio doors into sun room. Carpeted flooring, central heating radiators and focal point feature fireplace with granite heart and inset living flame gas fire.

Sun Room 17'7 x 12'1 max (5.36m x 3.68m max)



Stunning sun room overlooking the rear garden with ample space for family dining and separate seating. UPVC windows and French doors into garden.

Internal Hallway



Continuation of Oak veneered flooring from entrance hallway, understair storage cupboard and turn-flight staircase to first floor landing.

First Floor Landing



Spacious galleried landing with UPVC window to front aspect, ceiling spot-lights, carpeted flooring, central heating radiator and loft access hatch to part boarded loft space.

Master Bedroom 11'6 x 11'8 (3.51m x 3.56m)



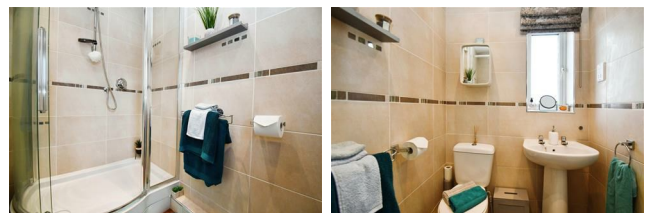
With carpeted flooring, UPVC window to front aspect and central heating radiator, opens through to.....

Dressing Area 7'2 x 4'9 (2.18m x 1.45m)



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

Master En-suite 7'2 x 4'7 (2.18m x 1.40m)



Modern suite featuring double length tiled shower

cubicle with mains shower over, low flush wc and pedestal hand wash basin, fully tiled walls and flooring, UPVC window to rear aspect and extractor fan.

Bedroom Two 10'11 x 14'1 max (3.33m x 4.29m max)



Second spacious double bedroom with twin UPVC windows to front aspect, carpeted flooring, central heating radiator and door to.....

Bedroom Two En-suite 4'2 x 6'9 (1.27m x 2.06m)



Comprising fully tiled shower cubicle with mains shower over, low flush wc and pedestal hand wash. Fully tiled walls and flooring, central heating radiator, ceiling spot lights, extractor fan and UPVC window to rear aspect.

Bedroom Three 10'6 x 10' (3.20m x 3.05m)



Further spacious double bedroom with UPVC window to rear aspect, , carpeted flooring and central heating radiator.

Bedroom Four 10'4 x 7'7 (3.15m x 2.31m)



Generously sized single bedroom with UPVC window to rear aspect, central heating radiator and wood effect laminate flooring.

Family Bathroom 6'5 x 6'9 (1.96m x 2.06m)



Modern family bathroom comprising tiled bath with mid mounted mixer taps, low flush wc and pedestal hand wash basin. Ladder style heated towel rail, ceiling spot lights, fully tiled walls and flooring, extractor fan and UPVC window to rear aspect.

Outside



The property occupies a very generously sized corner plot where to the front of the property is a block paved driveway giving off road parking for 3-4 vehicles leading to the double garage whilst to the side of the property is a lawned garden and potential for further off road parking. Side gate access leads to the enclosed rear garden laid mainly to lawn and with patio seating area and decorative borders featuring an array of mature plants trees and shrubs whilst fencing to perimeters gives a good level of privacy.

Double Garage

Accessed from the spacious driveway with twin up and over doors, electric lighting and power supply.

Tenure

The property is Freehold

Council Tax

Council Tax band E

EPC
EPC rating C

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 - Basic 7 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning applications exist for the property:

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=J585PVSO33000&activeTab=summary)

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=0200261PF&activeTab=summary)

[keyVal=0200261PF&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=0200261PF&activeTab=summary)

Whitakers Estate Agent Declaration:

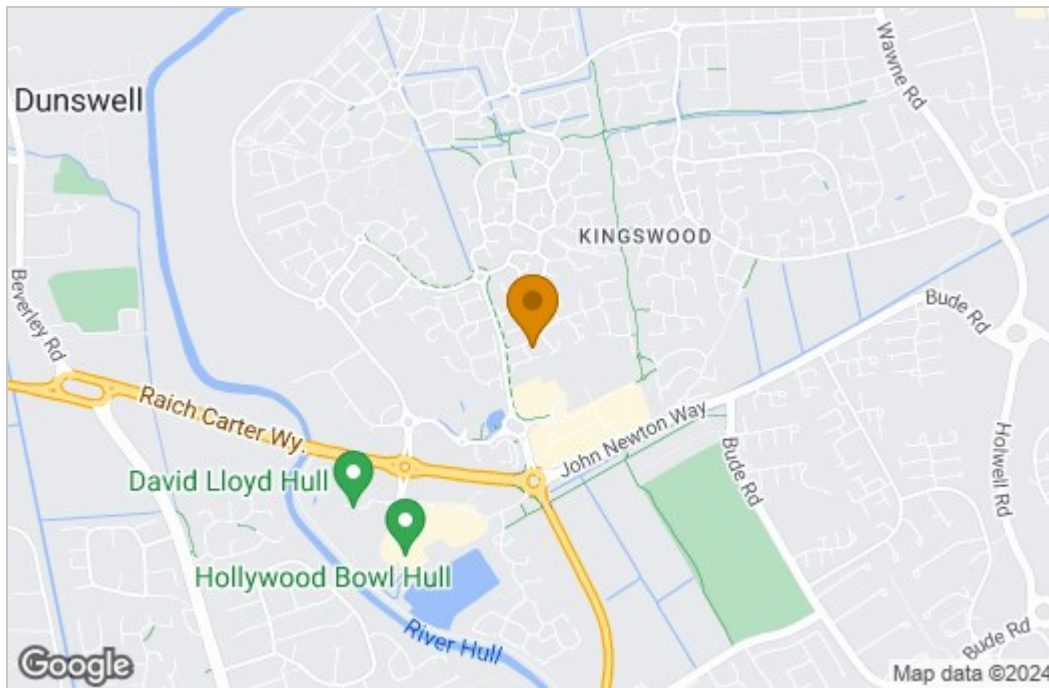
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

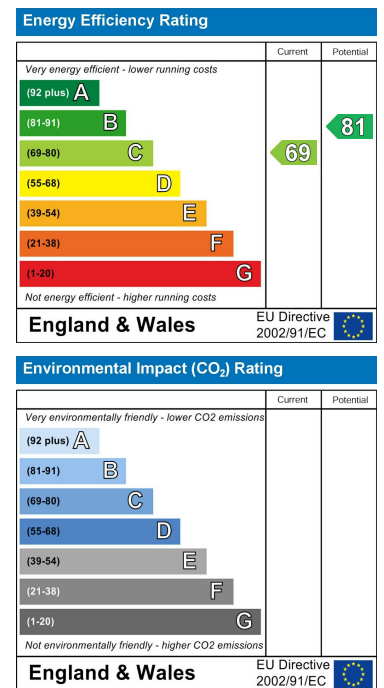


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.