

Whitakers

Estate Agents



1 Barbarry Road, Hull, HU12 8QW

Offers Around £250,000

A BEAUTIFULLY PRESENTED DETACHED PROPERTY, IDEAL FOR THE GROWING FAMILY AND ENJOYING A LOCATION WITHIN A STROLL TO ALL OF THE AMENITIES THAT THE MARKET TOWN OF HEDON HAS TO OFFER, EASY ACCESS TO THE EAST COAST, HULL CITY CENTRE AND ALSO THE M62 CORRIDOR.

Having a stylish and modern theme throughout, the accommodation briefly comprises entrance hall, lounge, dining room to open plan fitted kitchen with appliances and cloakroom to the ground floor, three bedrooms of good proportion with the master boasting en suite facilities and family bathroom with "spa" bath to the first floor. With gas central heating to radiators and double glazing, the property is set within attractive gardens which lend themselves ideally to entertaining and there is a private driveway to a brick built garage.

A FABULOUS OPPORTUNITY, INTERNAL INSPECTION WILL NOT DISAPPOINT AND FURTHER ENQUIRIES IN ORDR TO VIEW ARE ENCOURAGED.

Entrance Hall

Lounge 14'10" x 12'2" (4.53 x 3.73)



Plus a square bay window to the front aspect. Feature Adam style fire surround with tiled hearth and inserts incorporating an inset coal effect gas fire, a contemporary style tall radiator and double doors give access to;

Dining Area 10'0" x 7'2" (3.07 x 2.20)



Tiled floor, spotlights to the ceiling and French Doors give access to the rear garden. Opens to;

Kitchen 14'10" x 7'8" max (4.53 x 2.36 max)



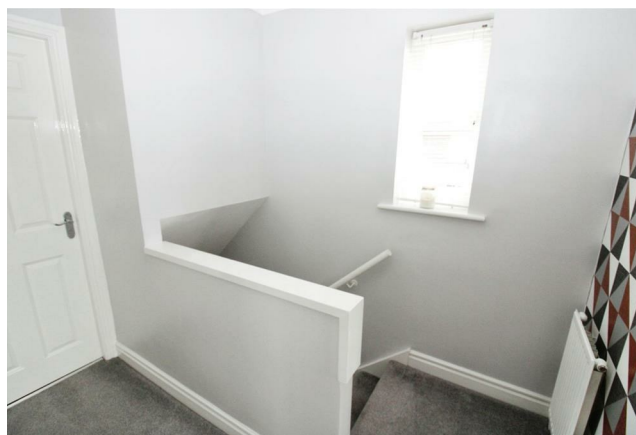
The tiled floor continues and leads to a kitchen with a lovely range of contemporary style fitted floor and wall units with soft impact closures and contrasting preparation surfaces having an inset sink unit with telescopic mixer tap. Partially tiled walls, spotlights to the ceiling, window to the rear aspect and integrated appliances include an electric oven and grill, microwave oven, four ring gas hob and an over head extractor canopy and intergrated dishwahr.

Cloak Room



Having a low level dual flush wc and a wash hand basin within a vanity unit.

Landing



Giving access to;

Bedroom One 11'1" x 9'6" (3.38 x 2.90)



Window to the front aspect, spotlights to the ceiling and a radiator.

En Suite



A plumbed shower unit within an independent enclosure, wash hand basin within a vanity unit and a dual flush low level wc. The walls are tiled and there is a chrome heated towel rail.

Bedroom Two 10'0" x 7'2" (3.07 x 2.20)



Window to the rear aspect and a radiator.

Bedroom Three 8'2" x 6'6" (2.50 x 2.00)



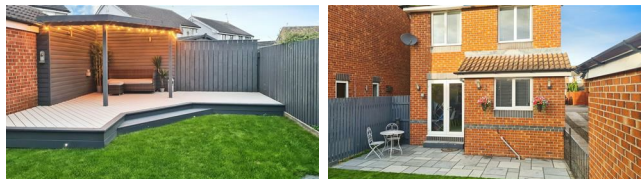
Window to the rear aspect and a radiator.

Family Bathroom



A white suite to comprise a "spa" bath, wash hand basin with half pedestal and a dual flush low level wc. There is a plumbed "Rainshower" unit which has the option to be controlled by a phone app, spotlights to the ceiling, a chrome heated towel rail, built in storage cupboard and tiled walls and floor.

Gardens



To the front of the property is a garden which is laid to decorative aggregates and to the rear an enclosed garden laid mainly to lawn, with a paved patio area and a covered raised decking area which is an ideal entertainment area.

Garage

Brick built, accessed by a private driveway and having electricity supplied

Tenure

This property is Freehold

Council Tax

East Riding of Yorkshire Council - Band D

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 under tiled roof

Conservation Area - No

Flood Risk - Low

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

Broadband - Fibre

Coastal Erosion - No

Coalfield or Mining Area -No

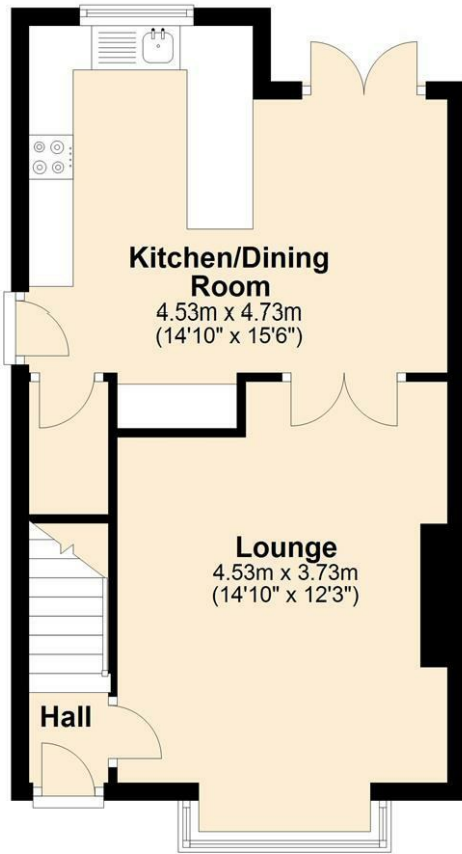
Planning - There has been planning applications within the vicinity of the property

Whitakers Estate Agent Declaration:

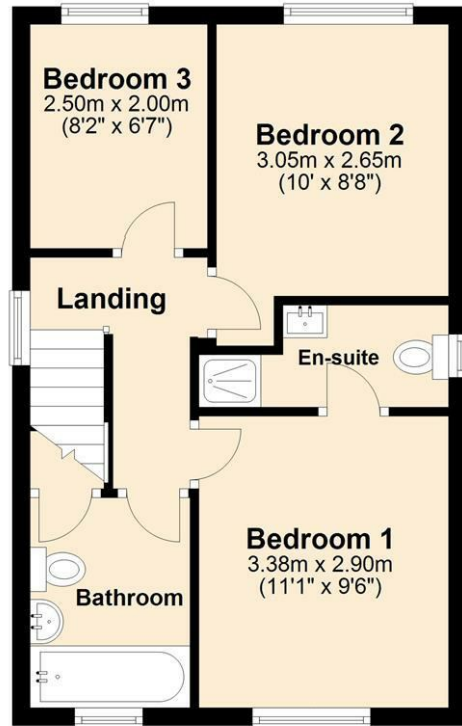
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Floor Plan

Ground Floor



First Floor

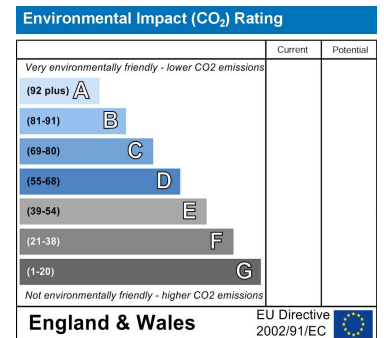
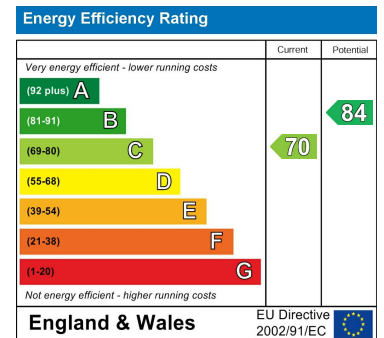


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.