

# Whitakers

Estate Agents



## 17 Isleworth Close, Hull, HU8 0TA

**Offers Around £170,000**

Whitakers are delighted to offer this immaculately presented 3 storey semi-detached home to the market.

Having been tastefully and stylishly improved and maintained by the current owners, the property offers exceptional family accommodation in an extremely popular and convenient location.

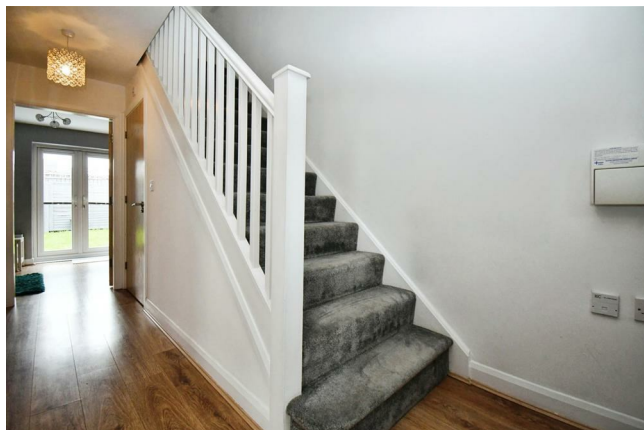
Well situated on a quiet cul-de-sac just off Saltshouse Road, well positioned for local amenities and transport links together with well regarded local schools, the property would be ideal for first time buyers and growing families alike.

Presented in "move-in" condition, the property briefly comprises; Entrance hallway, fitted kitchen/breakfast room, light and spacious lounge together with a downstairs cloakroom to the ground floor whilst there are 2 double bedrooms and a stylish modern family bathroom to the first floor. Accessed via the enclosed landing are stairs to the stunning second floor master suite with twin velux windows and en-suite shower room!

Also benefiting from a generously sized, enclosed southerly rear garden and driveway parking for two vehicles together with gas central heating and UPVC double glazing, internal viewing is recommended to fully appreciate the standard of accommodation offered!

The accommodation comprises

### Entrance Hallway



Composite door into entrance hallway with laminate flooring, central heating radiator and internal doors into downstairs cloakroom, lounge and.....

### Kitchen/Breakfast Room 14'6 x 8' (4.42m x 2.44m)



With a range of contemporary fitted white wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring gas hob with extractor over and electric fan oven below, 1 1/4 bowl stainless steel sink/drainer and plumbing for automatic washing machine and dish washer. Laminate flooring through to breakfast area with space for dining, central heating radiator and UPVC bay window to front aspect.

### Lounge 11'3 x 15' (3.43m x 4.57m)



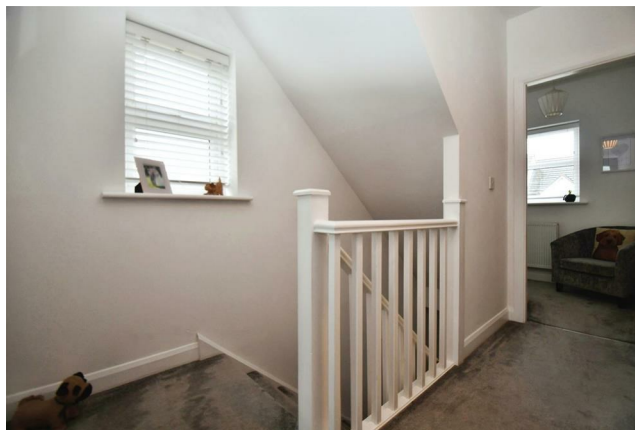
Light and spacious lounge with laminate flooring, feature panelled wall, central heating radiator and UPVC window and French doors into rear garden.

### Downstairs cloakroom 5'9 x 3' (1.75m x 0.91m)



With laminate flooring, low flush wc, hand wash basin, central heating radiator and obscured glazed UPVC window to side aspect.

### First floor landing



Stairs from entrance hallway to first floor landing with carpeted flooring, storage cupboard and UPVC window to side aspect.

### Bedroom Two 8'10 x 7'10 (2.69m x 2.39m)



Mirrored built in sliding wardrobes, carpeted flooring, central heating radiator and UPVC window to front aspect.

Bedroom Three 10'9 x 7'10 (3.28m x 2.39m)



Mirrored built in sliding wardrobes, carpeted flooring, central heating radiator and UPVC window to rear aspect

Family Bathroom 5'10 x 7'8 (1.78m x 2.34m)



Modern stylish bathroom comprising bath with mains twin head shower over and fitted glazed shower screen, low flush wc and vanity hand wash basin. Feature ladder style heated towel rail, laminate flooring and wall tiling to water sensitive areas. Extractor fan and obscured glazed window to rear aspect.

Second Floor landing



Accessed via door from first floor landing with room for seating, UPVC window to front aspect, carpeted flooring and stairs leading up to.....

Master Bedroom 16'4 x 15'3 (4.98m x 4.65m)



Stunning light and spacious Master bedroom with twin velux windows, side aspect UPVC window, carpeted flooring, central heating radiator and built in cupboard/wardrobe. Internal door into.....

Master en-suite 6'3 x 7' max (1.91m x 2.13m max)



Tiled shower cubicle with electric shower, low flush wc, and hand wash basin. Velux window, vinyl flooring and central heating radiator.

Outside



To the front of the property is a low maintenance garden laid to aggregate and side driveway giving off road parking for 2/3 vehicles whilst gate access leads to the generously sized southerly rear garden laid mainly to lawn with decked seating area, rear patio and fencing to perimeters giving a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band C

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 - Very Low

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

Broadband - Basic 15 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

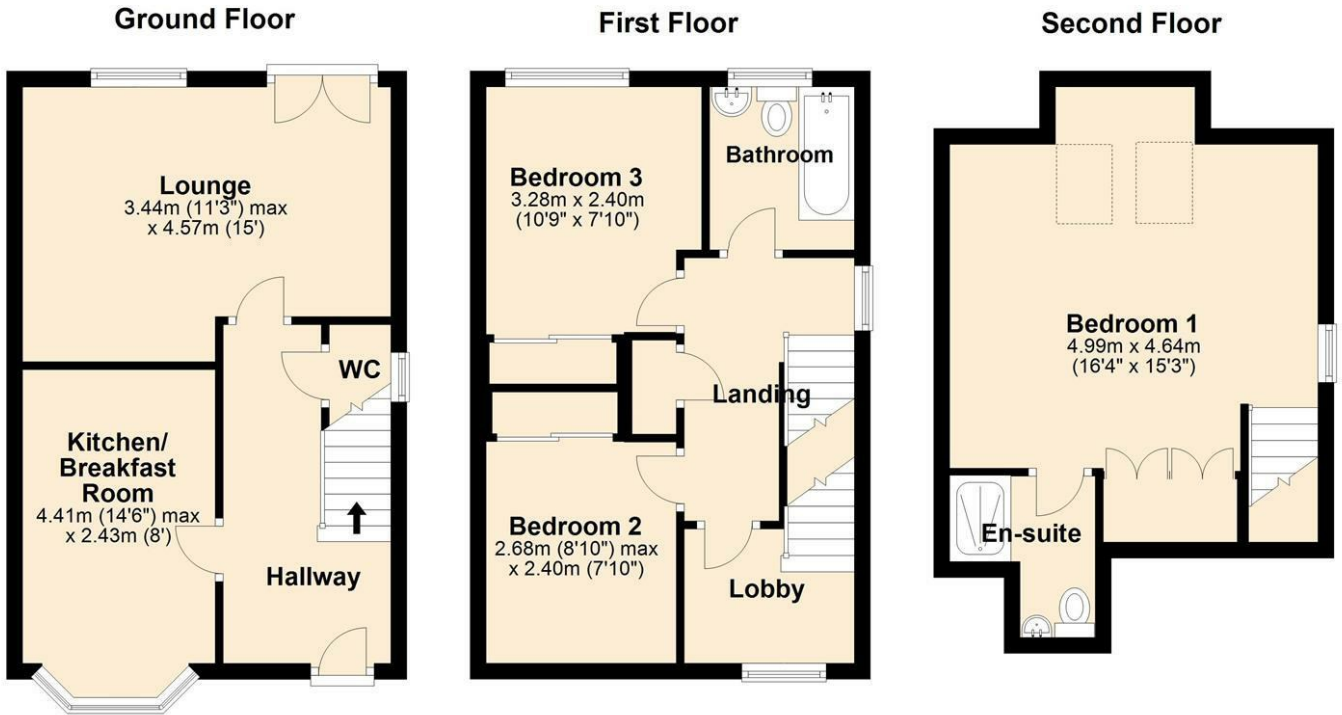
Coalfield or Mining Area - No

Planning - There are no planning applications in the area

#### Whitakers Estate Agent Declaration:

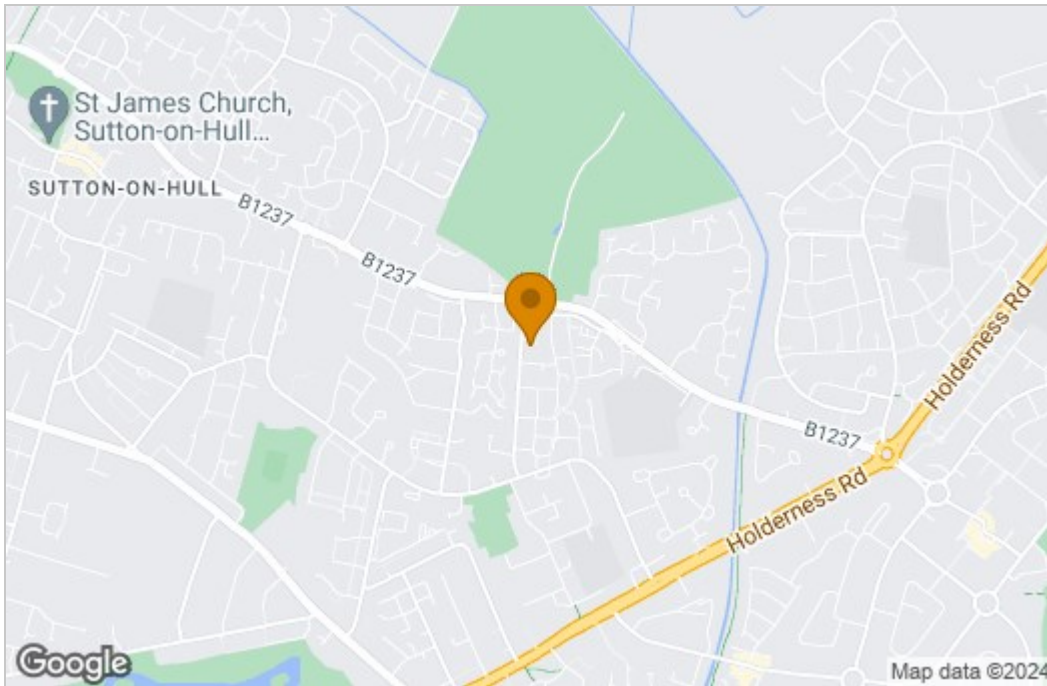
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# Floor Plan

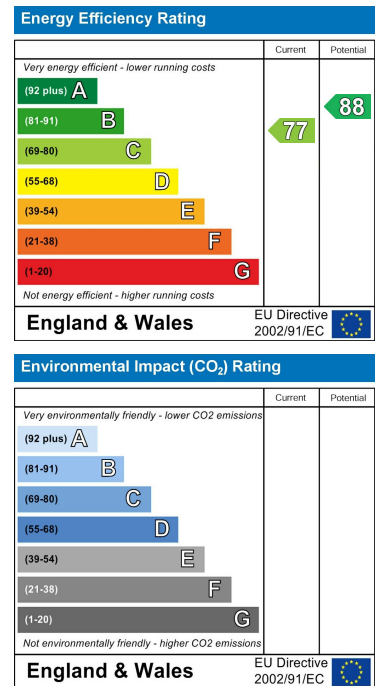


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.