

# Whitakers

Estate Agents



## 1 Halecroft Park, Hull, HU7 3GQ

**Asking Price £360,000**

Whitakers Estate Agents are pleased to introduce this truly unique and versatile detached house which offers ample contemporary living space across three floors. and is situated within close proximity to transport links that provide routes to the Hull City Centre / surrounding villages and the abundance of local amenities and facilities the Kingswood development is renowned for.

The main features include: entrance hall with cloakroom, dual aspect lounge, fitted kitchen with separate utility area and lobby leading to the playroom to the ground floor, the first floor boasts a master bedroom with en-suite shower room, second bedroom also fitted with an en-suite shower room, further double bedroom and a bathroom suite furnished with a three-piece suite. A fixed staircase leads to the second floor which comprises a landing / office space, two double bedrooms and a shower room.

Externally there is a lawned garden with a wrought iron fence and gate to the front. The rear garden is laid to lawn with fencing to the surround and access to the double width parking area.

Taken together, the property is ideal for the growing family seeking to upsize into a home they can move straight into and reside within the catchment of well regarded schools.

Viewing at the earliest convenience is recommended to truly appreciate the accommodation on offer.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Double glazed entrance door, gas central heating radiator, under stairs recess and staircase to the landing off.

#### Cloakroom



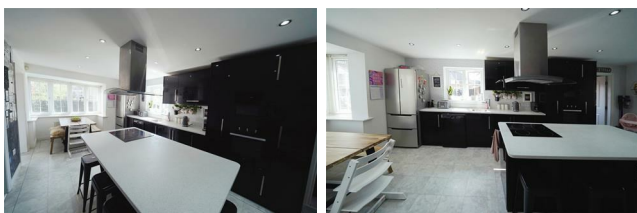
Gas central heating radiator, Low flush WC, wash basin and an extractor fan.

Lounge 22'11" x 11'6" maximum (7.00m x 3.52m maximum )



Upvc double glazed bay window to the front elevation and Upvc double glazed French windows leading to the gardens to the rear, two gas central heating radiators, panelled feature wall and a feature fireplace.

Dining Kitchen 25'5" x 9'10" maximum (7.75m x 3.0m maximum )



Upvc double glazed bay window to the front

elevation and Upvc double glazed square bay window to the rear, two gas central heating radiators, fitted with a comprehensive range of kitchen units featuring a large granite island unit and breakfast bar, granite worktops, split level oven and hob and microwave oven, plumbing for an automatic dish washing machine and down lighters.

Utility Room 6'8" x 6'0" maximum (2.05m x 1.83m maximum )

Double glazed rear entrance door, fitted units with granite worktops and a single drainer sink unit, plumbing for an automatic washing machine, gas central heating boiler.

#### Lobby

Leads to:

Playroom 16'4" x 8'7" (4.98m x 2.62m )



Converted from the garage and ideal for a number of uses including a home gym or office and with a Upvc double glazed window and laminate flooring.

### First Floor

#### Landing

Furth staircase leading to the second floor off.

Master Bedroom 15'7" x 10'8" maximum (4.75m x 3.26m maximum )



Upvc double glazed window, gas central heating radiator and fitted wardrobes with sliding doors.

### Master Bedroom En-Suite Shower Room



Upvc double glazed window, gas central heating radiator, fitted with a four piece suite comprising shower cubicle, twin vanity wash basins and a low flush WC, storage cupboard housing the hot water cylinder and an extractor fan.

### Bedroom Two 12'5" x 11'6" maximum (3.79m x 3.53m maximum )

Upvc double glazed window and a gas central heating radiator.

### Bedroom Two En-Suite Shower Room



Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, vanity wash basin & a low flush WC, and an extractor fan.

### Bedroom Three 11'8" x 8'8" maximum (3.56m x 2.65m maximum )



Upvc double glazed window and a gas central heating radiator.

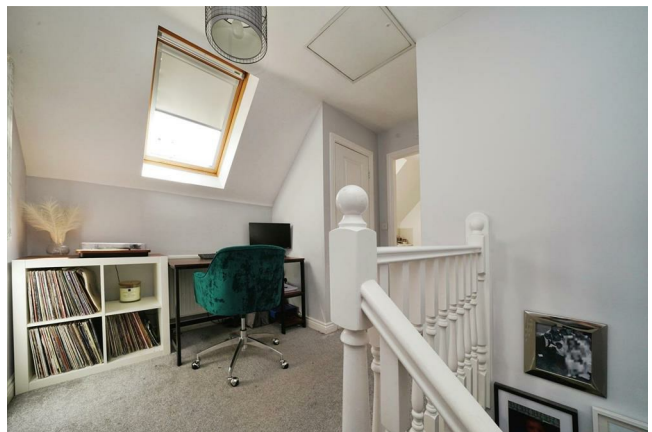
### Bathroom



Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower, vanity wash basin & a low flush WC, and an extractor fan.

### Second Floor

### Landing / Office



Velux type window, gas central heating radiator, access to the loft space and a storage cupboard.

Bedroom Four 16'10" x 11'9" maximum (5.15m x 3.60m maximum )



Upvc double glazed window to the front elevation and a Velux window to the rear, two rads and laminate flooring.

Bedroom Five 10'10" x 10'4" maximum (3.32m x 3.16m maximum )



Upvc double glazed window, gas central heating radiator and access to the eaves storage area.

#### Shower Room



Velux window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC and an extractor fan.

#### Gardens



To the front of the property there is a lawned garden with a wrought iron fence and gate. At the rear of the property there is a lawned garden with fencing to the surround and access to the double width parking area.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax Band

Council Tax band - E

Local Authority - Kingston-upon-hull (city And County Of)

#### EPC Rating

EPC rating TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 2 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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 sale 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

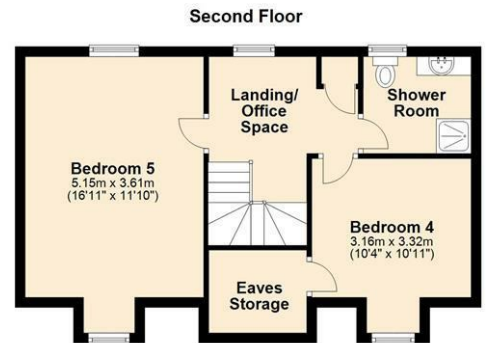
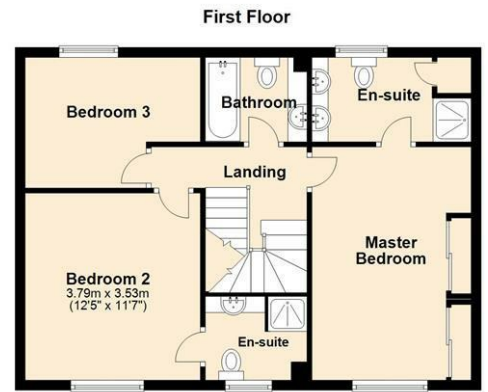
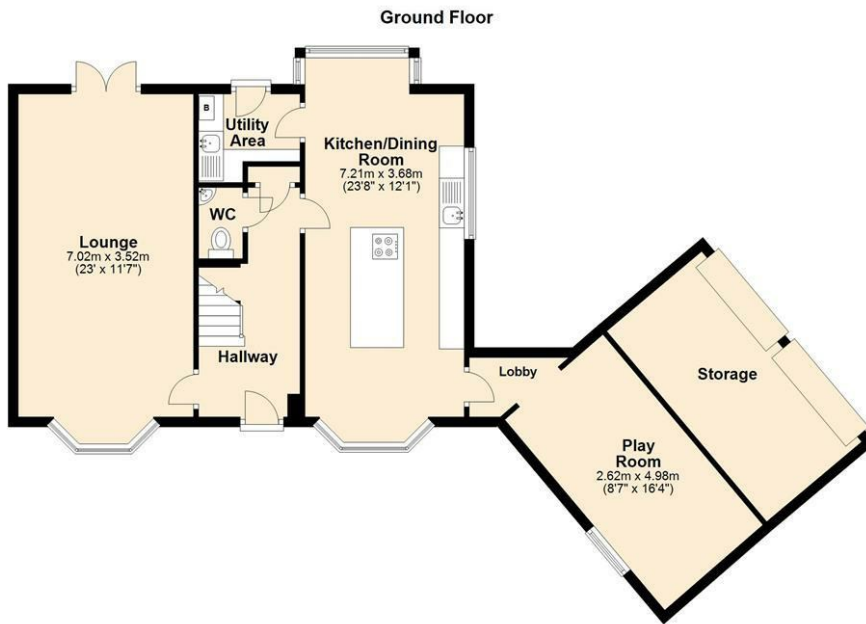
We offer a free sales valuation service, as an Independent company we have a strong interest

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.

# Floor Plan

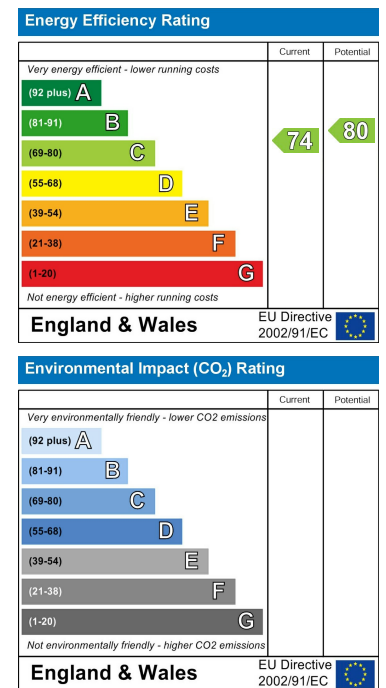


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.