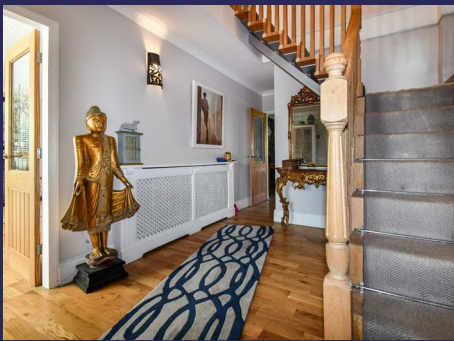


Whitakers

Estate Agents



78-80 Ganstead Lane, Hull, HU11 4BA

Guide price £425,000

Whitakers are delighted to offer this exceptional and well presented 5 bedroom detached home to the market.

Situated in an enviable position on Ganstead Lane, ideally positioned for the local amenities of ever popular Bilton and enjoying exceptional transport links into Hull and out to the East Yorkshire Coast, the property offers incredibly spacious and versatile family accommodation in a popular and sought after location.

Being an ideal family home, the property briefly comprises; Front Porch, Spacious Entrance Hallway, Lounge, Sitting Room, Dining Room, Conservatory, Kitchen with Utility area, Rear Lobby and Downstairs Cloakroom to the ground floor whilst the galleried first floor landing gives access to 5 bedrooms, 2 being en-suite together with a lovely family bathroom and separate wc.

Externally the property sits on a very imposing plot with horseshoe driveway giving parking for multiple vehicle and access to the integral double garage whilst to the rear there are mature gardens providing ample outdoor entertaining space!

Also benefitting from Gas Central Heating and majority UPVC double glazing, this represents a rare opportunity for the discerning buyer and internal viewing is highly recommended to fully appreciate the scale of accommodation on offer!

The Accommodation Comprises

Front Porch

Covered entrance with double doors into entrance porch with tiled flooring.

Entrance Hallway



Glazed entrance door with stained glass side panel into spacious entrance hallway with wood flooring, central heating radiator and stairs rising to first floor.

Lounge 19'10 x 16'4 (6.05m x 4.98m)



UPVC window to front and side aspect, engineered wood flooring, feature fireplace with open fire and central heating radiator. Double doors open to....

Sitting Room 11' x 13'4 (3.35m x 4.06m)



With stained glass windows to front and side aspect, carpeted flooring, feature fireplace and central heating radiator.

Dining Room 16' x 12'3 max (4.88m x 3.73m max)



With engineered wood flooring, central heating radiator and French doors to conservatory.

Kitchen 10' x 18'6 (3.05m x 5.64m)



With a range of fitted wall and base units Parquet wood flooring, granite work surfaces and tiles splashbacks. 4 ring Smeg gas hob with extractor over and electric oven below. Undermount sink with mixer taps over, parquet flooring and UPVC window to rear aspect. Opens into....

Utility Area 7' x 9'3 (2.13m x 2.82m)



With fitted wall and base units, contrasting work surfaces and tiled splashbacks. Plumbing for washing machine, space for under counter and free standing appliances, tiled flooring and UPVC window and French doors to rear aspect.

Rear Lobby



Covered entrance with UPVC door from garden and doors to kitchen and.....

Downstairs Cloakroom



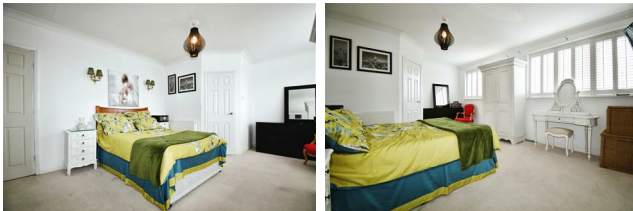
With low flush wc, hand wash basin, tiled walls and UPVC window to rear aspect.

First Floor Landing



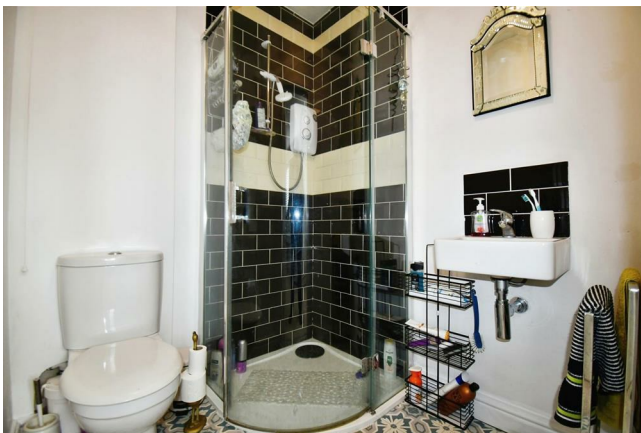
Stairs from Entrance hallway rising to galleryed landing with split staircase leading to upstairs rooms, carpeted flooring and storage cupboard.

Bedroom One 12'6 x 18'6 max (3.81m x 5.64m max)



Two UPVC windows to front aspect, carpeted flooring, central heating radiator and door to.....

Bedroom One En-suite 6'1 x 5'4 (1.85m x 1.63m)



Tiled shower cubicle with electric shower, low flush wc, hand wash basin vinyl flooring, towel rail and extractor fan.

Bedroom Two/Games Room 24' x 18'6 (7.32m x 5.64m)



Currently utilised as a games room housing a full sized snooker table with Dual aspect UPVC windows to side and rear aspect and carpeted flooring.

Bedroom Three 19'6 x 11'1 (5.94m x 3.38m)



With dual aspect UPVC windows to side and rear aspect, carpeted flooring, central heating radiator and door to.....

Bedroom Three En-suite 10' x 2'6 (3.05m x 0.76m)



Single shower cubicle with wall tiling. low flush wc. hand wash basin, heated chrome towel rail, half tiled walls, vinyl flooring and extractor fan.

Bedroom Four 14'8 x 11'6 (4.47m x 3.51m)



With UPVC window to front aspect, carpeted flooring, central heating radiator and built in storage cupboard.

Bedroom Five 11' x 8' (3.35m x 2.44m)



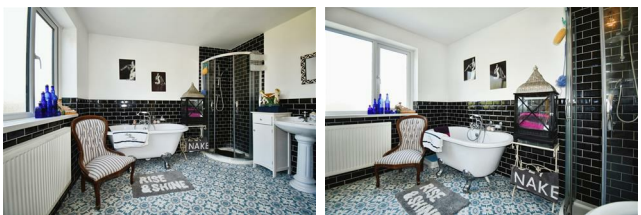
With UPVC window to front aspect, carpeted flooring and central heating radiator.

WC 7'4 x 5'4 (2.24m x 1.63m)



Fitted with low flush wc, bidet and hand wash basin, tiled walls, extractor fan and vinyl flooring.

Family Bathroom 11'9 x 10'2 max (3.58m x 3.10m max)



Spacious bathroom with free standing claw foot bath, separate tiled shower cubicle with wall mounted mains shower and hand wash basin. Vinyl flooring, half tiled walls, central heating radiator and UPVC window to rear aspect.

Garage 21'5 x 18'6 (6.53m x 5.64m)

Integral garage with up and over door to front driveway and windows to side aspect.

Outside



To the front of the property is a horseshoe driveway laid to aggregate providing parking for multiple vehicles together with lawned area and mature plants, trees and shrubs. Gate access leads to the lovely enclosed and spacious rear garden which is laid mainly to lawn with patio seating areas and mature borders featuring a further array of mature plants, trees and shrubs whilst fencing to perimeters affords a good level of privacy.

Tenure

The property is Freehold

Council Tax

Council Tax band E

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 - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - The following planning applications are linked to the property:

[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=HDQOIFBU50000&activeTab=summary)

[keyVal=HDQOIFBU50000&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=LCUPYKSO05500&activeTab=summary)
[https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=LCUPYKSO05500&activeTab=summary)

[keyVal=LCUPYKSO05500&activeTab=summary](https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?keyVal=LCUPYKSO05500&activeTab=summary)

Whitakers Estate Agent Declaration:

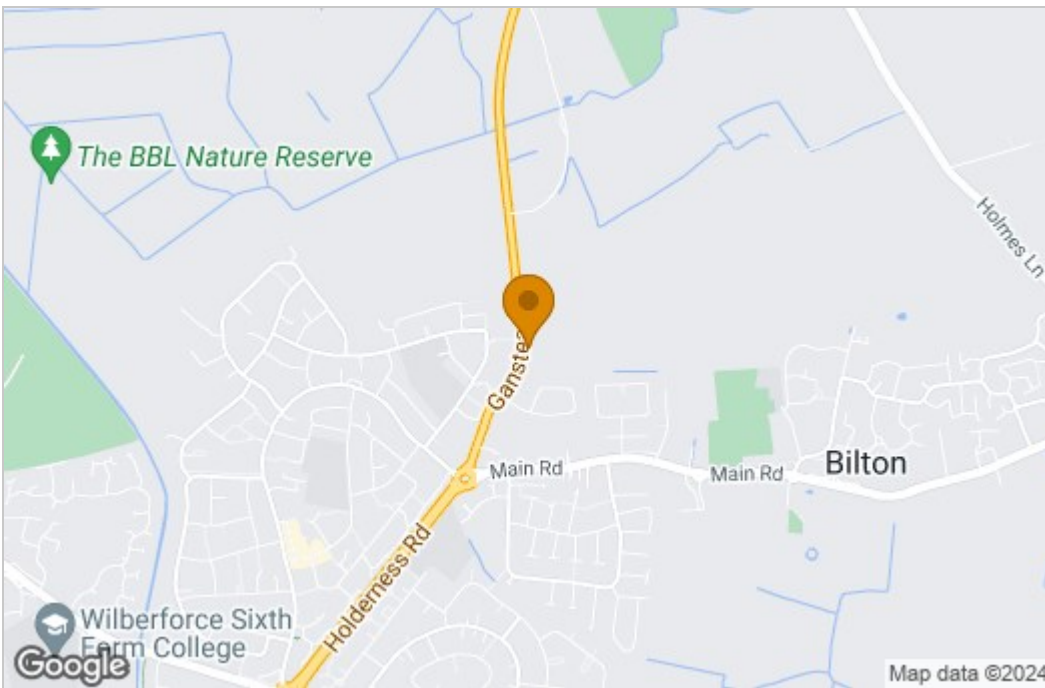
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

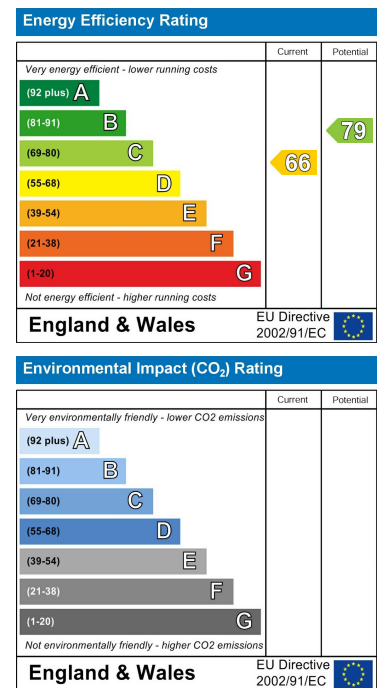


Total area: approx. 313.0 sq. metres (3368.9 sq. feet)
 Please note floorplans are for guidance only and are intended to give a general impression of the property.
 Plan produced using PlanUp.

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.